Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct.
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $116,000.00

Affiant

Subscribed and sworn to before me, this 8th day of March 2007.

Notary Public
My commission expires: 11-04-08

Davidson County DEEDWARR
Recvd: 03/12/07 12:58 2 pgs
Fees:13.00 Taxes:429.20

20070312-0030083

Return To:

VICTORY TITLE & ESCROW, LLC
1468 Wexford Downs Lane
Nashville, TN 37211
VT-D72000030

Address of New Owner:	Send Tax Bills to:	Tax Information
Brooke Lynch	MORTGAGE & INV CONSULTANTS INC	043-130-43300
604 Forest Park	2489 Rice ST # 200	
Madison TN 37115-0000	ST PAUL MN 55113	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Tylan T. Campbell and wife, Susan L. Campbell, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Brooke Lynch, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the plan of Resubdivision of Lots 37 and 38 and part of 39, 40, 41 Block I on Plan of Forest Park at Madison Subdivision Section 2 of record in Book 8250 Page 869 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tylan T. Campbell and wife, Susan L. Campbell, by deed from Leslie A. Brown dated June 25, 2002 of record in Instrument No. 20020627-0077808 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2007 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Resubdivision of Lots 37 and part of 39, 40, 41 Block I on Plan of Forest Park at Madison Subdivision Section 2 of record in Book 8250 Page 869 Register's Office for Davidson County, Tennessee

This property is improved property known as 604 Forest Park, Madison, Tennessee 37115-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26 day of March, 2007.

Tylan T. Campbell

Susan L. Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tylan T. Campbell and Susan L. Campbell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26 day of March, 2007.

Notary Public

My Commission expires: 4/2/10

FILE NO: WG1589

Amy Cross Nance
State of Tennessee Notary Public
Williamson County