WARRANTY DEED

The actual consideration or value for this transfer is $ 130,000.00 .

Lisa Russell Ellis
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 5th day of April, 2007.

NOTARY PUBLIC
My Commission Expires:

SHIRLEY COCHRAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 19, 2009

PLEASE RETURN TO:
Leroy J. Ellis, IV, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

Box 28-B

Davidson County DEEDWARR
Recvd: 04/09/07 13:26 2 pgs
Fees:13.00 Taxes:481.00
20070409-0041811

This space for Register of Deeds

This instrument prepared by: Johnny Ellis, Esq, 306 Gay St., #200, Nashville, TN 37201, 615.256.5003 file#07030004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Jimmy Ray Lynn, & Linda Lynn 1007 Clarke Street Old Hickory, TN 37138	Access National Mortgage ~~New Owner~~ 1800 Robert Fulton Dr, Ste 350 Reston, VA 20191	044-15-0 / 343.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Jimmy Ray Lynn and wife, Linda W. Lynn, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **LEROY JOHNSTON ELLIS, IV**, and beloved wife, **LISA RUSSELL ELLIS**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto our new friends:

JIMMY RAY LYNN and wife, **LINDA W. LYNN**, the GRANTEES herein, their heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51,on the Plan of Section B, Village of Old Hickory, of record in Book 1424,page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 54.7 feet on the easterly margin of Clarke Street and runs back on lines measuring 88.8 feet on the northerly side margin and 88.6 feet on the southerly side margin to a dead line in the rear measuring 54.7 feet thereon.

Being the same property conveyed to Leroy Johnston Ellis, IV, a single person, by deed from the Secretary of Veterans Affairs, an Officer of the United States of America, of record in Book 8472, page 555, Register's Office for Davidson County, Tennessee, dated September 30, 1991. Subsequently, Leroy Johnston Ellis, IV, having conveyed his interest to Leroy Johnston Ellis, IV and his beloved wife, Lisa Russell Ellis to create a tenancy by the entirety in their happy home by deed of record in Book 10154, page 684, Register's Office for Davidson County, Tennessee, dated 8/12/1996.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2007 Property taxes are to be prorated and assumed by the GRANTEES.
A Mortgage loan inspection survey dated 11/1/1985 by John Kohl & Company reveals a 10 foot public utility easement across the rear of the subject property which is encroached upon by a detached storage shed/carport; Subject to all matters shown on the Plan of record in Book 1424, page 67, said Register's Office; Utility, Telephone, and Transmission easements of record in Book 576, page 664, Book 626, page 556; Book 662, page 743; and Book 735, page 419, all in the Register's Office for Davidson County, TN.

This is improved property known as: *1007 Clarke Street, Old Hickory, TN. 37138.*

Witness our hands this 5th day of April, 2007.

Leroy Johnston Ellis, IV

Lisa Russell Ellis

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Shirley Cochran a Notary Public in and for said County and State, the within named Leroy Johnston Ellis, IV and Lisa Russell Ellis 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 Nashville Tennessee this 30 day of April, 2007.

SHIRLEY COCHRAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Shirley Cochran
NOTARY PUBLIC

My Commission Expires: _____

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My Commission Expires SEPT. 19, 2009

WARRANTY DEED

From: **Leroy Johnston Ellis, IV** and wife, **Lisa Jean Russell Ellis**

To: **Jimmy Ray Lynn** and wife, **Linda W. Lynn**

Property:
1007 Clarke Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003
&
2217 Old Hickory Blvd
Old Hickory, Tennessee 37138
(615) 847-2000

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