This Instrument Prepared By:
Marshall & Associates, PLLC
Ellis H. Marshall, III
3310 Lebanon Road, Suite 200
Hermitage, Tennessee 37076

Address of New Owner:
Lynda Lynn
615 Rockwood Dr.
Hermitage, TN 37076
Send TAX Bills To: SAME

Send TAX Bills To: SAME

Property Address:
311 Keeton Avenue, Old Hickory, TN 37138 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF FORTY-SIX THOUSAND DOLLARS ($46,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Karen Ann Connell Dunn,** hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Lynda F. Lynn, a single person,** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in Davidson County, Tennessee, to-wit:

Being Lot Number 40 on the plan at Scenic View Subdivision not of record and being in the 4th Circuit district of said county and state and described as follows: Being at a point in the easterly margin of Keeton Avenue at the corner of lots numbers 39 and 40, thence with the line between said lots northeasterly 144.2 feet to a point, thence southeasterly 97 feet to the corner of lots numbered 40 and 41, thence with the line between said lots southwesterly 145.3 feet to the margin of Keeton Avenue, thence with the margin of the same northwesterly 97 feet to the beginning.
map & parcel 044 050 048.00

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME property conveyed to Grantor by virtue of a quitclaim deed from William Douglas Dick, III, dated October 14, 1998, and recorded October 26, 1998, in the Register's Office for Davidson County, Tennessee, in Book 11169, at Page 633.

AND Karen Ann Connell Dunn BEING THE SAME person as Karen Ann Connell Dick, also known as Karen Ann Connell.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and

Davidson County DEEDWARR
Recvd: 05/15/07 11:05 2 pgs
Fees:13.00 Taxes:170.20
20070515-0058070

defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed is [] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Karen Ann Connell Dunn 5-14-07

KAREN ANN CONNELL DUNN Date

SWORN to and subscribed before me this the 14th day of May, 2007.

Ellis H. Marshall, III

NOTARY PUBLIC

My Commission Expires: 11-22-10

ELLIS H. MARSHALL III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$46,000.00

Linda F. Dyer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May 2007

Deputy Register