Davidson County DEEDWARR
Recvd: 05/21/07 11:58 2 pgs
Fees:13.00 Taxes:314.50
20070521-0060243

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

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Lynda Faye Lynn 615 Rockwood Drive Hermitage, TN 37076	Same	Map 086110B Parcel 00500

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF EIGHTY-FIVE THOUSAND DOLLARS ($85,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charlsi Wallace,** 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:

Unit No. 4, Building No. 5, in Raintree Village, created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, page 140, Register's Office for said County, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, Register's Office for said County, and as shown by the Revised Plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, pages 62 through 64, in said Register's Office, to which reference is hereby made, Garage Number 4-5G, is a limited common element for the exclusive use of the occupant of said unit.

BEING THE SAME property conveyed in Instrument #20020709-0082315, in Register of Deed's Office for said County, by Nona E. Owensby.

AND BEING THE SAME description as in the previous deed of record.

SUBJECT to any and all existing easements and restrictions of record.

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 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.

CHARLSI WALLACE 5/21/07 Date

SWORN to and subscribed before

me this the 21st day of May, 2007.

Ellis H. Marshall, III
NOTARY PUBLIC

My Commission Expires: 11-22-10



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $85,000.00.

Lynda F. Lynn
AFFIANT

SUBSCRIBED AND SWORN to before

Me, this the 21st day of May, 2007.

Ellis H. Marshall, III
NOTARY PUBLIC

