Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/08/07 11:23 2 pgs
Fees:13.00 Taxes:534.65
20070608-0068854

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $144,500.00

Affiant

Subscribed and sworn to before me this ____ day of June 2007.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Rachel Lynch 2704 Emery Drive Nashville TN 37214	Rachel Lynch 2704 Emery Drive Nashville TN 37214	95-12-0-061

95-12-0-061

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Noble Properties, Inc.**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Rachel Lynch**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Meadowview Acres, of record in Book 2133, Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Noble Properties, Inc., by Substitute Trustee's Deed from K. David Waddell, dated 10-6-06, recorded 10-20-06, in Instrument No. 20061020-0130419, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2704 Emery Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 4th day of June, 2007.

Noble Properties, Inc.

By: _____
Lane Wallace
its President

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lane Wallace, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Noble Properties, Inc., the within named bargainor, and that he is authorized by Noble Properties, Inc. to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 4th day of June, 2007.

_____
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

Return to:
Smith Shutler HSGC
846 Conference Dr.
Ste 4
Goodlettsville TN 37072