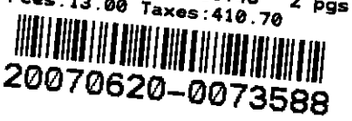
THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15058

Davidson County DEEDWARR
Recvd: 06/20/07 10:46 2 pgs
Fees:13.00 Taxes:410.70



20070620-0073588

Property Address:
161 Thistle Lane, Hermitage, TN 37076 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William Dalton Gleaves and wife, Courtney Gleaves**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Kelly Lynch, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 161, on the Plan of Hermitage Meadows, Stage 2, as shown by plat of record in Plat Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

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

AND BEING THE SAME premises conveyed to Grantors by virtue of a quit claim deed from Emily Megan Dunnivant, dated January 14, 2004, and recorded January 15, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 200401150006524.

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

GRANTORs do for Grantors and Grantors' 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 [ ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

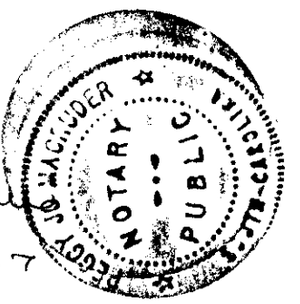
WITNESS Grantors' hands this 14th day of June, 2007.

William Dalton Gleaves {Seal}
William Dalton Gleaves

Courtney Gleaves {Seal}
Courtney Gleaves

State of South Carolina
County of Horry

On this the 14 day of June, 2007, before me, the undersigned officer, personally appeared William Dalton Gleaves and Courtney Gleaves, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.



Notary Public

My Commission expires: 10-2-2007

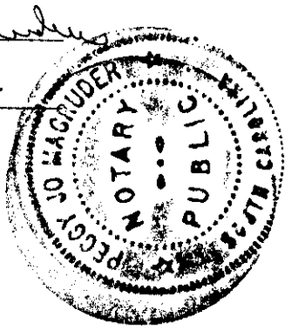
We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $111,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 14 of June, 2007.

Notary Public

My Commission expires: 10-2-07



Name of Owner and Property Address:
Kelly Lynch
161 Thistle Lane
Hermitage, TN 37076

Phone: n/a

Person Or Entity Responsible For Payment Of Taxes:
Kelly Lynch
Regions Bank dba Regions Mortgage
Dept 2520 PO Box 2153, Birmingham, AL 35287

Phone: n/a

Tax Parcel ID#: 086-14-0-A-161.00CO