Davidson County DEEDWARR
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20071009-0120201

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

RETURN TO:

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive
Norwell, MA 02061
520645 534376
Stephen Wallace

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Timothy John Flynn	(NAME) First Horizon	172-9a-127.00C0
(STREET ADDRESS OR ROUTE NUMBER) 916 S. Wickshire Way	(STREET ADDRESS) P.O. Box 809	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP) Memphis, TN 38101	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Sam F. Evans, III and Joy S. Evans, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Timothy John Flynn and wife, Angela S. Flynn the Grantees herein, their (successors), heirs and assigns, certain real estate in Williamson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 287,000.00

Affiant Caudia Chappell

Subscribed and sworn to before me this the 15th day of October, 2007

My commission expires: 11/14/09 (Affix Seal) Notary Public Janice H. Collins

JANICE H. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ), known as 916 South Wickshire Way, Brentwood, TN 37027 & improved (Y)

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 21st day of March, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sam F. Evans, III

Joy S. Evans

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rhonda K. Crocker, a Notary Public in and for said County and State, Sam F. Evans, III, the within named bargainor, married to Joy S. Evans (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March 2007.

Notary Public
My Commission Expires:

RHONDA K. CROCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rhonda K Crocker, a Notary Public in and for said County and State, Joy S. Evans, the within named bargainor, married to Sam F Evans III (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March 2007.

Notary Public
My Commission Expires:

RHONDA K. CROCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

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Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Final Plat of Section Three, Banbury Crossing, a Planned Unit Development, of record in Plat Book 9700, Pages 665 and 666, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sam F. Evans, III and wife, Joy S. Evans by deed from The Jones Company Custom Homes of Tennessee, Inc. a Tennessee Corporation, of record as Instrument Number 20000621-0061843, Register's Office for Davidson County, Tennessee, dated June 20, 2000.