Davidson County DEEDWARR
Recvd: 10/12/07 15:05 2 pgs
Fees:13.00 Taxes:647.50
20071012-0121722

THIS INSTRUMENT PREPARED BY:
Southern Tennessee Title & Escrow, LLC
P.O. Box 310
Winchester, Tennessee 37398

TAX RESPONSIBILITY: **New Owner** **Map** 093160 **Parcel#** 28200

Mitchell E Lynch and wife, Nicole M Lynch
7521 Lords Chapel Drive
Nashville, TN. 37211

Tax ID:

WARRANTY DEED

For a full and valuable consideration, cash in hand paid, receipt of which is hereby acknowledged, we, **BILLY McLEMORE and wife, ELIZABETH B. McLEMORE**, have this day bargained and sold and do hereby transfer and convey unto **MITCHELL E. LYNCH and wife, NICOLE M. LYNCH**, their heirs and assigns, certain real estate located in Davidson County, Tennessee, and being more particularly described as follows:

Being part of Lot "B" on the Plan of Subdivision of the Homestead Block of the Hermitage Addition of record in Book 57, page 76, Register's Office for Davidson County, Tennessee, and part of a closed alley (Council Bill 64-358) being bounded on the North by Green Street, on the East by Ronnie L. Beddingfield, on the South by Interstate 40, and on the West by T. B. Martin, et al, described according to a survey by Campbell McRea Surveying. (John Hood RLS#1838) dated 02/25/99 as follows:

BEGINNING at an iron rod (old) in the southerly margin of Green Street (60' ROW), said rod being located North 84 degrees 15 minutes 29 seconds West 59.58 feet from an iron rod (old) at the northeast corner of the Ronnie L. Beddingfield land (Book 9632, page 75, said Register's Office); thence leaving said southerly margin of Green Street with said Beddingfield South 05 degrees 39 minutes 26 seconds West 146.77 feet to an iron rod (old) in the northerly right-of-way of Interstate 40; thence with said Interstate 40 ROW North 53 degrees 31 minutes 46 seconds West 69.73 feet to an iron rod (new), being a corner to the T.B. Martin, Sr. et al Land (Book 7355, page 991, said Register's Office); thence leaving said Interstate 40 ROW with said Martin North 00 degrees 57 minutes 47 seconds East 111.33 feet to an iron rod (new) in the southerly margin of said Green Street; thence with said southerly margin of Green Street South 84 degrees 24 minutes 50 seconds East 69.00 feet to the point of beginning, containing 0.19 acres, more or less.

Being the same property conveyed to Billy McLemore and wife, Elizabeth B. McLemore by deed of record in Deed Book 11359, page 313, Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements retained by Metropolitan Government in Ordinance #64-358, closing an alley as recorded in Deed Book 11359, page 313, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD to the said Mitchell E. Lynch and wife, Nicole M. Lynch, their heirs and assigns forever.

We covenant with the said Grantees, their heirs and assigns, that we are

lawfully seized and possessed of the above described real estate, that we have a good and perfect right to sell and convey it, and that the same is free and unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the above described property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 2nd day of October, 2007.

Billy McLemore
BILLY McLEMORE

Elizabeth B. McLemore
ELIZABETH B. McLEMORE

LUCY J. HILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF FRANKLIN

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STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Franklin

Personally appeared before me, the undersigned, a Notary Public in and for the above State and County, the within named BILLY McLEMORE and wife, ELIZABETH B. McLEMORE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 2nd day of October, 2007.

Lucy J. Hill
Notary Public –

My commission expires:
10-19-2009

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STATE OF TENNESSEE
COUNTY OF Franklin

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to me before this 2nd day of Oct., 2007.

Lucy J. Hill
NOTARY PUBLIC –

My commission expires:

10-19-2009

LUCY J. HILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF FRANKLIN