FILE NO. SP45489
FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES JULY 24, 2010

Davidson County DEEDWARR
Recvd: 10/15/07 12:20 2 pgs
Fees:13.00 Taxes:566.10
20071015-0122013

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $153,000.00

Affiant

Subscribed and Sworn to me, this 5th day of October, 2007.

Notary Public

My commission expires:
7/24/2010

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Robert Guy 532 American Road Nashville, TN 37209	COUNTRYWIDE HOME LOANS, INC. 2021 N. Gallatin Rd. Suite 280 Madison, TN 37115	MAP & PARCEL 09016005700

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rita C. Lynch,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Robert Guy and wife Roxana Guy**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 80 on the Plan of Charlotte Park, Section I, as of record in Book 2663, page 3, Register's Office for said County.

Said Lot No. 80 fronts 80 feet on the northerly side of American Road, and extends back between lines, 167 feet on the westerly side and 155.9 feet on the easterly side, to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to Rita C. Lynch by deed from Frances Carr Etherton of record in Book 8979, page 59, Register's Office for Davidson County, Tennessee. The said Frances Carr Etherton having retained a life estate and she having since died 10/6/05. Thomas R. Lynch joins in this conveyance to convey any interest he may have as the husband of Rita C. Lynch.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2663, Page 3, said Register's Office.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 532 American Road, Nashville, TN 37209.

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. Grantors covenant that they 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 whomsoever.

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 hands this 5th day of October, 2007.

Rita C. Lynch
Rita C. Lynch

Thomas R. Lynch
Thomas R. Lynch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rita C. Lynch and Thomas R. Lynch** the within named bargainors, 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, this 5th day of October, 2007.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY