The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The preparer assumes no liability as to the accuracy or the content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed, nor compliance with subdivision regulations. Preparer assumes no liability as to the state of the title of the property, unless a separate title opinion is furnished to the grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

Davidson County DEEDQC
Recvd: 02/08/08 10:17 3 pgs
Fees:17.00 Taxes:0.00
20080208-0013122

THIS INSTRUMENT PREPARED BY:
Infinity Title, LLC
402 BNA Dr Ste 401
Nashville, TN 37217

QUITCLAIM DEED

Address New Owner:
James R. Lynch
1709 Western Shore Drive
Nashville, TN 37214

Send Tax Bills To:
James R. Lynch
1709 Western Shore Drive
Nashville, TN 37214

Map and Parcel:
108-160-13700

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Jimmy R. Lynch, hereinafter referred to as the "GRANTOR" and James R. Lynch, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, Jimmy R. Lynch, has this day quitclaimed unto his son James R. Lynch, any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being lot number 69 on the Plan of Lakeview Hills Subdivision, Section IV as of record in Plat Book 5200, Page 642, said Register's Office for said County, to which reference is made for a more complete and accurate description.

Being the same property conveyed to James R. Lynch and Jimmy R. Lynch on 11/25/1998 by deed from Jackie Darlene Berger, unmarried, filed for record on 12/01/1998 in Book 11226, page 322 in the Register's Office for Davidson County, Tennessee.

THE GRANTOR HEREIN WARRANTS AND COVENANTS THAT THE WITHIN DESCRIBED PROPERTY IS NOT NOW, NOR EVER HAS BEEN THE DOMICILE OR MARITAL RESIDENCE OF JIMMY R. LYNCH OR HIS SPOUSE.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set his hand on this the 7th day of February, 2008.

Jimmy R. Lynch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Jimmy R. Lynch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee

this 7th day of February, 2008.

QUEEN CAVNAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expiration 5/2/11

State of TN
County of Davidson

The Actual Consideration of this transfer is $ 0

QUEEN CAVNAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn before me this 7th day of February, 2008.

My commission expires:
5/2/11

Notary public

THIS PROPERTY IS NOT THE MARITAL RESIDENCE OF THE GRANTOR OR HIS SPOUSE AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 260-2-307, OR OTHER SIMILAR STATUTE.

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.