Davidson County DEEDWARR
Recvd: 02/21/08 11:15 1 pgs
Fees:13.00 Taxes:314.50

20080221-0017038

WARRANTY DEED

AT-2007041

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th day of February, 2008.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bobby L. Lynn, II and Tiffany A. Lynn	Birmingham Bancorp Mortgage Corporation	043.06-0-297.00
230 May Drive	6230 Orchard Lake Road, Suite 280	
Madison, TN 37115	West Bloomfield, MI 48322	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ophelia Simpson**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bobby L. Lynn, II and wife, Tiffany A. Lynn**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 57-B on the Plan of the re-subdivision of Lot 57, Anderson Estates, as of record in Book 4470, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ophelia Simpson from Susanne Brassell and George Austin, Jr. by Warranty Deed dated January 5, 2006 and recorded January 10, 2006 in Instrument #20060110-0003607, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 230 May Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 19th day of February, 2008

Ophelia Simpson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Ophelia Simpson , the bargainor(s), 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 and official seal at Williamson, Tennessee, this 19th day of February, 2008.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY