2

This Instrument Prepared by:
R. Eric Thornton, Attorney at Law
RAMSEY, THORNTON & BARRETT, PLC
507 E. College Street
Dickson, TN 37055
CHIC 8407

Davidson County DEEDWARR
Recvd: 05/02/08 13:14 2 pgs
Fees:13.00 Taxes:366.30
20080502-0045209

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY NINE THOUSAND AND 00/100 ($99,000.00) DOLLARS, cash in hand paid by ADAM M. ABLES, married, receipt of which is hereby acknowledged, we, BARBARA L. CURLEY, VICKI SHERRILL, MICHAEL W. LYNCH, JEFF RICHARDSON and LISA PERRY, being all of the heirs at law of NELLIE F. LYNCH also known as NELLIE LYNCH, deceased, have bargained and sold, and by these presents do transfer and convey unto the said ADAM M. ABLES, married, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Mosswood Heights Subdivision, Section II, a plat of which is of record in Book 4175, Page 155, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
>
> BEGINNING at a point in the easterly margin of Nashua Drive; thence Southerly 47.4 feet to a point; thence 37.94 feet along the northeasterly corner of the intersection of Nashua Drive and Nashua Avenue to a point; thence 74.3 feet Easterly along the northerly margin of Nashua Avenue to a point; thence 76.4 feet Northerly to a point; thence 101.9 feet Westerly back to the point of beginning.
>
> Being the same property conveyed to Nellie Lynch by deed from William & Lee, Inc. dated October 26, 1971, and of record in Book 4519, Page 204, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Barbara L. Curley, Vicki Sherrill, Michael W. Lynch, Jeff Richardson and Lisa Perry, being all of the heirs at law of Nellie F. Lynch, deceased, by operation of law. The said Nellie F. Lynch, deceased, died on May 12, 2005 leaving no Will.
>
> This conveyance is subject to all matters as shown on plat of record in Book 4175, Page 155, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right-of-way of Nashua Avenue and Nashua Lane also known as Nashua Drive.

THIS IS IMPROVED PROPERTY known as 616 Nashua Lane, Nashville, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said ADAM M. ABLES, married, his heirs and assigns, forever. And we do covenant with the said ADAM M. ABLES, married, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unincumbered except for 2008 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant

and forever defend the title to said land to the said ADAM M. ABLES, married, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 30th day of April, 2008.

BARBARA L. CURLEY

VICKI SHERRILL

MICHAEL W. LYNCH

JEFF RICHARDSON

LISA PERRY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, BARBARA L. CURLEY, VICKI SHERRILL, MICHAEL W. LYNCH, JEFF RICHARDSON and LISA PERRY, being all of the heirs at law of NELLIE F. LYNCH, deceased, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this the 30th day of April, 2008.

ERIC THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXP. 05-23-2011

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $99,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this the 30th day of April, 2008

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

NOTARY PUBLIC

My Commission Expires: _____

****

Parcel ID: 091-05-0-236.00 ADDRESS OF NEW OWNER AND SEND TAX BILLS TO:
Mr. Adam M. Ables
616 Nashua Lane
Nashville, TN 37209