THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28058-09-2008** **Record & Return To:** **First Title and Escrow Company, Inc.** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $437,000.00. Affiant Subscribed and sworn to before me this 19th day of September, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Charles Robert Flynn Joyce Cheung-Flynn 3703 Woodmont Lane Nashville, TN 37215	**Send Tax Bills To:** Bank of America, N.A. P.O. Box 535318 Atlanta, GA 30353-5318	**Tax Information:** Map and Parcel No.: 116120030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael S. Moschel and wife, Lisa R. Moschel**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Robert Flynn and wife, Joyce Cheung-Flynn** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3703 Woodmont Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of September, 2008.

Michael S. Moschel

Lisa R. Moschel by Michael S. Mochel as Attorney-In-Fact

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael S. Moschel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2008.

NOTARY PUBLIC

My Commission Expires:

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Michael S. Moschel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Lisa R. Moschel** as her Attorney-In-Fact, as the free act and deed of the within named **Lisa R. Moschel**.

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2008.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires MAY 8, 2012

Davidson County DEEDWARR
Recvd: 09/23/08 14:57 2 pgs
Fees:13.00 Taxes:1616.90

20080923-0096909

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2, Block E on the Plan of Woodmont Lane Homesites, as of record in Plat Book 1130, page 13 and amended in Instrument No. 20010717-0075479, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael S. Moschel and wife, Lisa R. Moschel by Warranty Deed dated May 31, 2001 from Mary McGee Davenport Thym Lyell, Married of record in Instrument No. 20010601-0057079, Register's Office for Davidson County, Tennessee.

Together with an exclusive permanent easement in Book 10887, page 757 and a joint driveway easement in book 10887, page 762, said Register's Office.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1130, page 13, and amended in Instrument No. 20010717-0075479, Register's Office for Davidson County, Tennessee.
3. Easement of record in Book 10887, page 757, Register's Office for Davidson County, Tennessee.
4. Joint Driveway Agreement of record in Book 10887, page 762, Register's Office for Davidson County, Tennessee.
5. Contract for water mains and taps recorded in Book 1071, page 420, Register's Office for Davidson County, Tennessee.