WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2008

Notary Public

MY COMMISSION EXPIRES: 12-06-2011
(AFFIX SEAL)

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 12/23/08 09:46 2 pgs
Fees:13.00 Taxes:342.25

20081223-0122235

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emilio Cruz	New South Federal Savings Bank	148-02-O
(NAME)	(NAME)	(MAP)
3408 Luna Court	210 Automation Way	048.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Birmingham, AL 35210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Lynn Brothers Company, a partnership composed of John Stuart Lynn and Richard Bruce Lynn, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Emilio Cruz, unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 88, on the Plan of Luna Heights, Section Three, of record in Plat Book 2900, page 138, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Ruby G. Lynn, by deed from Carney G. Graham and wife, Virginia Lee Graham, dated September 13, 1967, of record in Book 4171, page 363, and further conveyed to Ruby C. Lynn and son, John Stuart Lynn, or survivor of them, by Quitclaim Deed from Ruby C. Lynn, dated August 29, 1977, of record in Book 5192, page 56, (the said Ruby C. Lynn having since died), and further conveyed to Lynn Brothers Company, a partnership composed of John Stuart Lynn and Richard Bruce Lynn, by Quitclaim Deed from John Stuart Lynn and Magnolia Annette Lynn, dated November 12, 1982, of record in Book 6046, page 15, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3408 Luna Court, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 _____ day of December, 2008.

Lynn Brothers Company
BY: John Stuart Lynn

Lynn Brothers Company
BY: Richard Bruce Lynn

STATE OF North Carolina
COUNTY OF Cabarrus

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Stuart Lynn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be a partner of Lynn Brothers Company, a partnership, the within named bargainor(s), and that he as such partner being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said John Stuart Lynn as such partner.

Witness my hand and official seal at office at Concord, NC, on this the 16th day of December, 2008.

Notary Public

My Commission Expires: 29 Oct 2011

JEAN M. GRISWOLD NOTARY PUBLIC CABARRUS COUNTY, NC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Richard Bruce Lynn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be a partner of Lynn Brothers Company, a partnership, the within named bargainor(s), and that he as such partner being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Richard Bruce Lynn as such partner.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of December, 2008.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY