

BILL GARRETT, Davidson County
Trans:T20090079814 DEEDWARR
Recvd: 11/24/09 10:49 2 pgs
Fees:13.00 Taxes:610.50



20091124-0107979

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of November, 2009.

Notary Public

My commission expires: March 30, 2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Liberty Escrow, Inc.
615 Main Street P.O. Box 60429, Nashville, TN 37206

File 43

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher A. Fleming and Cheryl A. Knauf	**BancorpSouth Bank**	083·04·1 076.00
2406 Pafford Drive	**P.O. Box 4240**	
Nashville, Tennessee 37206	**Tupelo, MS 38803-4240**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Troy E. Lynn Estate by Troy Ricci Lynn, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher A. Fleming and Cheryl A. Knauf

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 67 on the plan of Rosebank Park, of record in Book 1835 page 26 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Troy E. Lynn and wife, Pauline R. Lynn, by instrument executed April 6, 1954, which is of record in Book 2274 page 13, Register's Office for Davidson County, Tennessee. Pauline R. Lynn passed away in 1993 leaving Troy E. Lynn as surviving tenant by the entirety. Troy E. Lynn passed away July 6, 2009, and left a Last Will and Testament authorizing the sale of this property by the Executor, Troy Ricci Lynn, who is one and the same person as Ricci Lynn. Said Last Will and Testament being filed in case number 09P 1090 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

THIS conveyance is subject to matters on the plan of record in Book 1835 page 26 Register's Office for Davidson County, Tennessee; and, to restrictions, declarations, dedications, agreements memorandums, assessments, covenants, conditions, and/or easements of record against said property, which are of record in said Register's Office; especially to matters of record in Book 1907 page 593, said Register's Office.

This is improved property, known as **2406 Pafford Drive, Nashville, Tennessee 37206**

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 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 convenant 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 18th day of November, 2009.

Troy Ricci Lynn Ex

Troy E. Lynn Estate By Troy Ricci Lynn, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Troy Ricci Lynn, Executor of the Troy E. Lynn Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Executor of the Troy E. Lynn Estate, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for the said **Troy E. Lynn Estate** as the Executor.

Witness my hand, at office, this **18th** day of **November, 2009.**

William B. Gregory

Notary Public

My Commission Expires: March 30, 2010

