THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Timothy D. Lynch
409 Rosebank Avenue
Nashville, TN 37206
SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20100005176 DEEDWARR
Recvd: 01/27/10 08:42 2 pgs
Fees:13.00 Taxes:847.30
20100127-0006727

WARRANTY DEED
(Map 083-07-277)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MATTHEW SALADA and wife, MICHELLE SALADA**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **TIMOTHY D. LYNCH, unmarried**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:
>
> BEING the easterly 69 feet of Lot No. 10 and the westerly 51 feet of Lot No. 11 on the map of Roselawn, as of record in Book 2133, page 01, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front together 120 feet on the southerly line of Rosebank Avenue and runs back 102.7 feet on the westerly line of said part of Lot No. 10 and 169.6 feet on the easterly line said part of Lot No. 11 to a dead line in the rear, measuring 137.2 feet hereon.
>
> Being the same property conveyed to Matthew Salada and wife, Michelle Salada by Warranty Deed from Roy S. Jones, married dated February 22, 2005 and filed for record in Instrument No. 20050303-0023759, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2133, page 01; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 409 Rosebank Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2010 real property taxes which will be prorated at closing and paid by the Grantees.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 22nd day of January, 2010.

MATTHEW SALADA

MICHELLE SALADA

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Salada and wife, Michelle Salada, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of January, 2010.

Notary Public

My Commission Expires: **SEPTEMBER 7, 2010**

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $229,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of January, 2010.

Notary Public

My commission expires: **SEPTEMBER 7, 2010**

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. 20100005