THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29353-02-2010** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 1st day of March, 2010. Notary Public My Commission Expires MAY 8, 2012

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

WARRANTY DEED

Address New Owner: Thomas P. Lynch 7411 Huntwick Trail Nashville, TN 37221	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce St. #300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 12700014400

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, **Enoch Wayne Ursery and wife, Barbara Diane Ursery**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas P. Lynch and wife, Lindsey U. Lynch** ("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 7411 Huntwick Trail, Nashville, TN 37221

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 1st day of March, 2010.

Enoch Wayne Ursery
Enoch Wayne Ursery

Barbara Diane Ursery
Barbara Diane Ursery

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 1st day of March, 2010.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20100012714 DEEDWARR
Recvd: 03/03/10 14:28 2 pgs
Fees: 13.00 Taxes: 925.00

20100303-0016397

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section 2, Huntwick Estates, as of record in Plat Book 4860, page 89, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Enoch Wayne Ursery and wife, Barbara Diane Ursery by Deed dated July 2, 1979 from James M. Gunter and Billy H. Teal, a partnership of record in Book 5459, page 930, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2010, a lien, not yet due and payable.
2. All matters appearing on the Plan of record as Book 4860, page 89, Register's Office for Davidson County, Tennessee.