BOOK 4690 PAGE 876

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$26,000.00 D. A. Hixon Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 1973.

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. A. Hixon, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	3D-69185
3013 Windemere Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	84-8
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	108

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dr. Frank Hayden Lambert et ux Sandra Lee Lambert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. A. Hixon, Jr. et ux Doris W. Hixon

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. 140 on the Plan of Lincoya Hills, Section 5, of record in Book 2330, Page 35, Register's Office, Davidson County, Tennessee.

SAID Lot No. 140 fronts 105.0 feet on the westerly side of Windemere Circle and extends back 237.7 feet on the southerly side and 209.1 feet on the northerly side to a rear line measuring 80.0 feet.

BEING the same property conveyed to Dr. Frank Hayden Lambert et ux Sandra Lee Lambert by deed from W. H. Freeman et ux Marie T. Freeman of record in Book 4445, Page 152, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 2435, Page 99 and amended in Book 2446, Page 547, aforesaid Register's Office.

unimproved ( ) This is improved (X) property, known as 3013 Windemere Circle, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hand s this 15th day of March, 1973

Dr. Frank Hayden Lambert

Sandra Lee Lambert

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Dr. Frank Hayden Lambert et ux Sandra Lee Lambert

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of March 1973

Commission expires 5/10/75

W. K. Georgas, Jr.
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

DR. FRANK HAYDEN LAMBERT

ETUX SANDRA LEE LAMBERT

TO

D. A. HIXON, JR. ET UX

DORIS W. HIXON

B 9 9 0 8 9

IDENTIF. REFERENCE

MAR 21 1 23 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

MAR 21 73	CONV	26,000.00			
MAR 21 73	S'TAX		A*	67.60	
MAR 21 73	PR'FEE		A*	.50	
MAR 21 73	W'DEED		A*	4.00	* 72.10