This instrument prepared by Waller & Morton
902 J.C. Bradford Bldg.
Nashville, Tn. 37219

BOOK 5016 PAGE 126

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen C. Lambard, Jr. (NAME:)	(NAME:) Same	83-6
1808 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 371
Nashville (CITY) 37206 (P. O. ZONE) Tenn. (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by ..... the ~~grantees, and other good and valuable consideration, receipt of which~~ *DOLLARS* is hereby acknowledged

We, Philip W. Griffin and Karin B. Griffin, his wife,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Allen C. Lambard, Jr. and Margaret A. Lambard, his wife ..... their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being a part of Lot No. 8 on W. L. Horn's Spout Spring Addition, of record in Book 57, Page 106, Register's Office for said County, and being known as Lot No. 1 on the Resubdivision of a part of said Lot No. 8 on a survey made by Hickerson and Hickerson, Engineers, dated June 15, 1968, as follows:

Beginning at a point in the southerly margin of Eastland Avenue, said point being the northwesterly corner of land conveyed to James D. McConnell and wife, Patricia A. McConnell, of record in Book 4257, Page 6, said Register's Office for Davidson County, Tennessee; thence in a southerly direction and with the westerly line of the McConnell lands 305 feet to a point; thence in a westerly direction 58 feet to a point, being the southeasterly rear corner of land conveyed to A. E. Carver and wife, of record in Book 2695, Page 214, Register's Office for Davidson County, Tennessee; thence with Carver's easterly line and in a northerly direction 305 feet to a point in the southerly margin of Eastland Avenue, said point being Carver's northeasterly front corner; thence with the southerly margin of Eastland Avenue and in an easterly direction 58 feet to the point of beginning.

Being the same property conveyed to Philip W. Griffin and wife, Karin B. Griffin, by deed from Frank Griffin and wife, Hazel E. Griffin, of record in Book 4916, Page 369, Register's Office for Davidson County, Tennessee.

This deed is made subject to a deed of trust to secure an indebtedness to First Federal Savings and Loan Association, the unpaid balance of which is expressly assumed by the grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,534.47

Affiant

Subscribed and sworn to before me, this the 15 day of April 1976

Notary Public

My commission expires: 2-5-78
(Affix Seal)

HENRY HAILE NOTARY PUBLIC AT LARGE

D 45050

BOOK 5016 PAGE 127

IDENTIF. REFERENCE

APR 16 2 39 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

APR 16 76	CONV	21,530.47				
APR 16 76	S'TAX		B*	55.90		
APR 16 76	PR'FEE		B*	.50		
APR 16 76	W'DEED		B*	6.00	*	62.40

unimproved ( )
This is improved (X) property, known as 1808 Eastland Avenue (House Number) (Street) (P. O. Address: Nashville, Tn. 37206 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allen C. Lambard, Jr. and Margaret A. Lambard, his wife their *heirs and assigns, forever.*

And we *do covenant with the said* Allen C. Lambard, Jr. *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.*

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* Allen C. Lambard, Jr. and Margaret A. Lambard, their his wife, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 15th *day of* April, *1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard Wayne Griffin

Karin B. Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. Henry Haile, a Notary Public in and for said County and State, the within named Philip W. Griffin and Karin B. Griffin, his wife,

the bargainors, 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 day of April, 19 76.

W. Henry Haile, Notary Public.

NOTARY PUBLIC W. HENRY HAILE DAVIDSON COUNTY, TENNESSEE LARGE SEAL

Commission Expires Feb 5, 1978

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....
Notary Public

Commission Expires.....