BOOK 5181 PAGE 112

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph W. C. Lambert and wife,	National Mortgage Company	96-10 P-8
Flo M. (NAME) Lambert	4041 Knight (NAME) Arnold Road	58386 03D
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Memphis, Tn. 38118	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,* cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the assumption of the unpaid balance of a first Deed of Trust to National Mortgage Company in the amount of $16,750.00, appearing of record in book 4915, page 641, Register's Office for Davidson County, Tennessee,

we, Max W. Howland and wife, Teresa L. Howland,

have this day bargained and sold, and do hereby transfer and convey unto the said Ralph W. C. Lambert and wife, Flo M. Lambert,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 85 on the Map of Cloverhill Subdivision, Section II, as of record in book 2133, page 46, Register's Office for Davidson County, Tennessee.

Said lot No. 85 fronts 85 feet on the northerly side of Cottonwood Drive and runs back on the westerly line 143 feet and on the easterly line 155 feet to a broken line in the rear on which it measures 75 feet.

Being the same property conveyed to Max W. Howland and wife, Teresa L. Howland, by deed from James C. Ray, Jr. and wife, Barbara Ray, as of record in book 4938, page 532, Register's Office for Davidson County, Tennessee.

It is agreed that any and all sums of money held in escrow by the holder of the above-mentioned loan at the time this instrument is executed shall remain in said holder's account and become the property of the grantees herein.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 21,460.95

Subscribed and sworn to before me, this the 5th day of August 19 77.

Affiant

My commission expires: (Affix Seal) Notary Public

~~Unimproved~~ ( )
This is improved ( ) property, known as 612 Cottonwood Drive, Donelson, Tenn. 37214
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ralph W. C. Lambert and wife, Flo M. Lambert,

their *(successors),*

heirs and assigns forever. We *covenant that* we 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 hereinabove shown.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ralph W. C. Lambert and wife, Flo M. Lambert,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 5th day of August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Max W. Howland

Teresa L. Howland

This instrument prepared by: J. L. Chrisman, Attorney-at-Law,
P.O.Box 22986, Nashville, Tenn.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dorothy Jackson, *a Notary Public in and for said County and State,* Max W. Howland and wife, Teresa L. Howland,

the within named 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* 8th *day of* July, *19* 77

Dorothy Jackson
Notary Public

Commission expires May 23, 1979

MRS. DOROTHY JACKSON NOTARY PUBLIC DAVIDSON COUNTY

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 .....

WARRANTY DEED

FROM

Max W. Howland and wife,
~~Max~~ XXXX

Teresa L. Howland

To

Ralph W. C. Lambert and wife,

Flo M. Lambert

AUG-8 77	CONV	21,460.95				
AUG-8 77	S'TAX		B*	55.90		
AUG-8 77	PR'FEE		B*	.50		
AUG-8 77	W'DEED		B*	4.00		
AUG-8 77	MISC		B*	.20	*	60.60

E 18972

IDENTIF. REFERENCE

AUG 8 12 12 PM '77

FELIX Z. ROBERTSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238