WARRANTY DEED

BOOK 5673 PAGE 649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,484.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF October 19 80.

Notary Public

MY COMMISSION EXPIRES: October 17 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WAYNE GRUBBS, et al (NAME)	FIRST TENNESSEE BANK, N.A. (NAME)	18-4
1799 North Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	1
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	GO 11163

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, JAMES L. LAMBERT and wife, NANCY H. LAMBERT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE GRUBBS and JAMES S. SWEENEY, JR., as tenants in common

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. 16 on the Plan of Connell Hills Subdivison, of record in Book 2800, page 141, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James L. Lambert and wife, Nancy H. Lambert by deed from L. M. Clendenin and Frank R. Tinnon, of record in Book 5447, page 285, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 210 Pear Orchard Drive, Goodlettsville, Tn. 37072
(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 30th day of October, 19 80

JAMES L. LAMBERT

NANCY H. LAMBERT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Lambert and Nancy H. Lambert

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 Goodlettsville, Tennessee this 30th day of October, 19 80

Commission Expires October 17, 1982

Notary Public.

STATE OF
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 {his oath / their several oaths} acknowledged {himself / themselves} to be the and respectively of the the within named bargainor, a corporation, and that {he / they} {as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such .

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

My commission expires

Notary Public

WARRANTY DEED

FROM
JAMES L. LAMBERT, et ux

TO
WAYNE GRUBBS, et al

G 1 5 8 3 0

IDENTIF. REFERENCE

Nov 5 8 39 AM '80

FELIX [illegible]
DAVIDSON COUNTY

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5673 PAGE 651

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47484.61- CO	
			123.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 130.00-	
			2395A11/05/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I. 58830

IDENTIF. REFERENCE

Nov 5 8 39 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 789917