THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
FROM UNVERIFIED INFORMATION FURNISHED 2210 Crestmoor Road, Nashville, Tennessee 37215-0157 file box 8
BY THE PARTIES jc

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mary Margaret F. Lambert 704 Harpeth Knoll Court Nashville, TN 37221	SAME	MAP 104-05 PARCEL 262 26W-00255

WARRANTY DEED BOOK 6687 PAGE 232

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Myrtle E. Peak, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mary Margaret F. Lambert and husband, Edward J. Lambert hereinafter called the Grantee, Grantee's 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 Lot No. 459 on the Map of the Richland Realty Company's Subdivision "C" as of record in Book 421, page 31, Register's Office for said County.

SAID Lot No. 459 fronts 60 feet on the northerly side of Meadowbrook Avenue and runs back 192½ feet on the west line and 201.6 feet on the east line to an alley, and measures 60.8 feet on said alley.

BEING the same property conveyed to Myrtle E. Peak by deed from John Overby and wife, Lola Overby of record in Book 1943, page 387, Register's Office for Davidson County, Tennessee.

4586 2

IDENTIFICATION REFERENCE

OCT 21 10 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3614 Meadowbrook Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of October, 19 85.

Myrtle E. Peak
Myrtle E. Peak

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of October, 19 85, before me personally appeared Myrtle E. Peak, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Christy Wilkins Ivey
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00.

Mary Margaret F. Lambert
Affiant

Subscribed and sworn to before me, this the 15th day of October, 1985.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:

MYRTLE E. PEAK

to:

MARY MARGARET F. LAMBERT
AND HUSBAND, EDWARD J. LAMBERT

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6687 PAGE 234

CD -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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
8207A10/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 8 6 2

IDENTIFICATION REFERENCE

OCT 21 10 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 183641