#5107 File Box #38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 7004 PAGE 490

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~ADRIAN KEDWARD LAMBALLE~~ (NAME)	~~EMPIRE OF AMERICA REALTY CREDIT~~ (NAME)	~~117-9-C~~
240 Burlington Place (STREET ADDRESS OR ROUTE NUMBER)	TWO EMPIRE PLAZA 100 SENECA ST. (STREET ADDRESS)	40
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	BUFFALO, NEW YORK 14203 (CITY) (STATE) (ZIP)	7DA-39307

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, PAUL E. COOK, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADRIAN KEDWARD LAMBALLE and MARY ANN REGINA SNOWDEN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 40 on the Plan of Burlington, as of record in Plat Book 5200, pages 403-406,* Register's Office for said County, to which plan reference is made for a more complete description. as amended in Book 6985, page 742, said Register's Office
Being part of the same property conveyed to Paul E. Cook by deed from Creason Clayton Construction Company and Four-O-One Financial Corporation, a joint venture of record in Book 6633, Page 734, Register's Office for Davidson County, Tennessee, being re-recorded in Book 7004, page 488, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes, which have been prorated and assumed by the Grantee; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 5863, page 796, amended in Book 6046, page 134; (3) Easements of record in Book 6929, page 646 and Book 3401, page 545; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 403-406, said Register's Office.

50973

IDENTIFICATION REFERENCE

Oct 9 9 46 AM '86

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 240 Burlington Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of October, 19 86

Paul E. Cook

PAUL E. COOK

BOOK 7004 PAGE 491

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 PAUL E. COOK, unmarried the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tenneessee, this 6th day of October, 1986.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 291,602.40

Adrian Kedward Lamballe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 1986.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM PAUL E. COOK

TO ADRIAN KEDWARD LAMBALLE and wife, MARY ANN REGINA SNOWDEN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7004 PAGE 432

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
			291602.40- CAMT.	
			816.48 CSTAX	
			.50 PRFEE	
			6.00 TDEED	
		VB-	6.00- TDEED	
			6.00 WDEED	
			CHECK	822.98-
			2060A1C/09/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50973

IDENTIFICATION REFERENCE

OCT 9 9 46 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 304631