BOOK 7295 PAGE 337

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,300.00

Michael W. Lamb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 19 87

Notary Public

MY COMMISSION EXPIRES: 12/29/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL W. LAMB	FIRST INVESTMENT COMPANY	18-16-171
(NAME)	(NAME)	
127 Moncrief Avenue	P.O. Box 749	GO-1411
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Columbus, Ohio 43216	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, PAULINE M. SEATON, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL W. LAMB and wife, SUSAN B. LAMB,

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:

LAND in the 10th Civil District of Davidson County, Tennessee, being known as Lot No. 3 and the southwesterly triangular part of Lot No. 2 on the Map of D. E. McCoin property at Goodlettsville, Tennessee, not of record, and described according to a copy of a survey by J. R. Scott, Surveyor, February 13, 1950, as follows:

BEING at a point in the northerly margin of MONCRIEF AVENUE at the southeast corner of the property conveyed to J. D. Carter by deed of record in Book 1383, Page 471, Register's Office for said County, being the southwesterly corner of Lot No. 3; thence along Carter's east line, North 8° West 146 feet to a point in the south line of S. N. Wilhoit property; thence with this south line, North 89° East 60 feet to a corner of Lots No. 2 and 3, of said McCoin property; thence southerly 139 feet, more or less, to the north margin of MONCRIEF AVENUE, said point 5 feet east of the corner of Lots No. 2 and 3; thence with the margin of said avenue, South 83° West 55.25 feet to the point of beginning.

BEING the same property conveyed to the within named Grantor by deed of record in Book 6609, Page 136, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easement of record.

unimproved ( )
This is improved (XX) property, known as 127 Moncrief Avenue, 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 my hand this 10th day of July, 19 87

PAULINE M. SEATON, unmarried: Pauline M. Seaton

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, PAULINE M. SEATON, unmarried,

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

Witness my hand, at office, this 10th day of July, 19 87.

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of _____
Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____.

Commission expires _____

Notary Public

45284

IDENTIFICATION REFERENCE

JUL 14 8 51 AM '87

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

PAULINE M. SEATON, unmarried

TO

MICHAEL W. LAMB etux

REGISTER, PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

Prepared by:

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

57300.00- CAMT.
160.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 166.94-
9342A07/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 2 8 4

IDENTIFICATION REFERENCE

JUL 14 8 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103520