56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

BOOK 8875 PAGE 438

THIS INDENTURE, made and entered into as of the **25th** day of **February, 1993** by and between

Richard Lambert and Nedra Catrett Lambert, Husband and Wife ,

hereinafter referred to as Grantor, and

Kimberley D. Barnes, unmarried ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 on the Map of Maynor Place, as of record in Book 843, Page 24, Register's Office for said County.

Said Lot No. 67 fronts 60 feet on the southerly side of Iverson Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Richard Lambert and Nedra Catrett, as joint tenants with the right of survivorship by deed from Emma Rose Krech Zopfi of record in Book 6502, page 670, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to plan of record in Book 843, page 24, Register's Office, Davidson County, Tennessee.

Nedra Catrett and Nedra Catrett Lambert are one and the same person.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Richard Lambert

Nedra Catrett Lambert

96026

IDENTIFICATION REFERENCE

MAR 1 9 43 AM '93

DAVIDSON COUNTY, TN

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Richard Lambert and Nedra Catrett Lambert, Husband and Wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **25th** day of **February, 1993**.

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$60,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **25th** day of **February, 1993.**

Notary Public

Commission Expiration: 11-27-93

RETURN TO	SEND TAX BILLS TO	PROPERTY ADDRESS
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Sears Mortgage Corp. 2500 Lake Cook Road Riverwood, IL 60015	1022 Iverson Avenue Nashville, TN 37216 MAP PARCEL NUMBER 72-6-39





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
			CAMT	60000.00
			CON TX	222.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	231.00
			CHECK	231.00
03/01/93	01	09:41 0001		7761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96026

IDENTIFICATION REFERENCE

MAR 1 9 43 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 625953