BOOK 9554PG632

56

WARRANTY DEED

94 DEC 27 AM 9:21
REGISTER
DAVIDSON COUNTY, TN.

20004
IDENTIF. & REFERENCE

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **21st** day of **December, 1994** by and between

GREGORY J. LAMMERT and SCHERIE L. LAMMERT, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

GREG B. RICHMOND and JULIE ANN RICHMOND, HUSBAND AND WIFE ,

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. 1 ON THE PLAN OF SECTION TWO, HARBOUR TOWN VILLAGE, OF RECORD IN BOOK 4675, PAGES 146 AND 147, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 41, WHICH IS A CORNER LOT, FRONTS 101.99 FEET ON THE SOUTHEASTERLY MARGIN OF UPWIND COURT AND FRONTS 78.85 FEET ON THE SOUTHERLY MARGIN OF STARBOARD DRIVE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 36.97 FEET, AND EXTENDS BACK 121.64 FEET ON THE SOUTHERLY LINE AND 119.55 FEET ON THE EASTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO GREGORY J. LAMMERT AND WIFE, SCHERIE L. LAMMERT BY DEED FROM ARNOLD G. BARKER AND WIFE, SHERRY L. BARKER OF RECORD IN BOOK 6813 PAGE 289 REGISTER'S OFFICE FOR 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, their 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,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

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.

_____ **GREGORY J. LAMMERT**

_____ **SCHERIE L. LAMMERT**

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF ~~WILLIAMSON~~ DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **GREGORY J. LAMMERT and SCHERIE L. LAMMERT, 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 **21st** day of **December, 1994.**

My Commission Expires MAY 23, 1998

Notary Public

Commission Expiration: _____

NOTARY PUBLIC AT LARGE SANDY KING DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

VALUATION AFFIDAVIT

5125 12/27 0101 03CHECK 366.05

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 **$96,500.00**, 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 **21st** day of **December, 1994.**

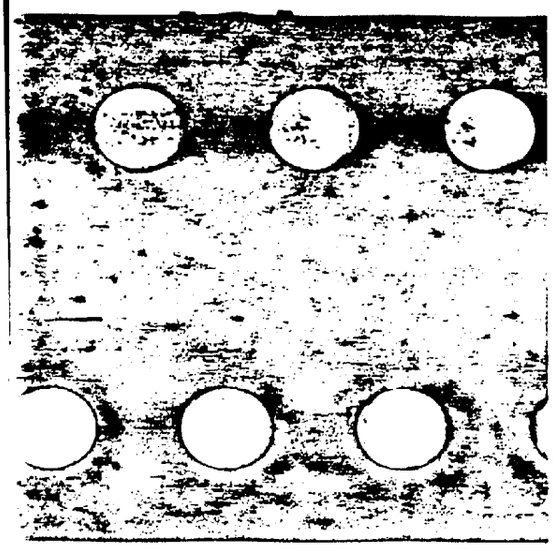
Notary Public

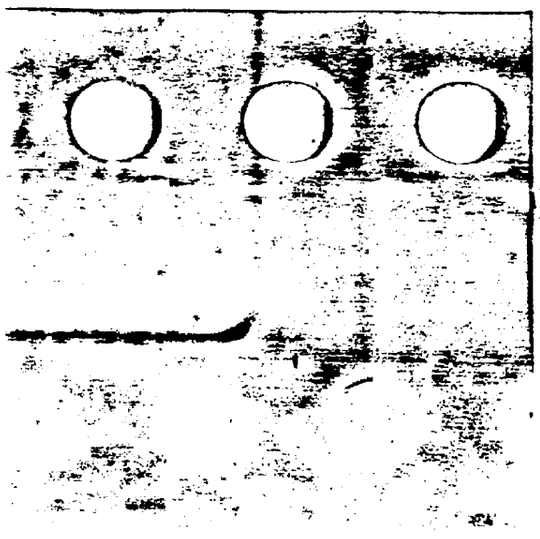
My Commission Expires MAY 23, 1998

Commission Expiration: _____

NOTARY PUBLIC AT LARGE SANDY KING DAVIDSON COUNTY TENN

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	AMERICA'S WHOLESALE LENDER 155 North Lake Avenue Pasadena, CA 91109	2921 STARBOARD DRIVE NASHVILLE, TN. 37217 MAP PARCEL NUMBER 136-14-112





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9554 PG 634

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 96500.00
CON TX 357.05
PRFEE 1.00
WDEED 8.00
TOTAL 366.05
CHECK 366.05

12/27/94 01 09:20 0001 6125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20004
IDENTIF. ↑ REFERENCE

94 DEC 27 AM 9:21
REGISTER
DAVIDSON COUNTY, TN.

No. 866037