File Box 9-B
First Title and Escrow Company, Inc.

# WARRANTY DEED

BOOK 9999 PG 458

*THIS INSTRUMENT PREPARED BY*

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#13746

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| OWEN J. BALTUTH | LEADER FEDERAL BANK FOR SAVINGS | 142=2 |
| (NAME) | (NAME) | |
| 7431 Bridle Drive | P.O. Box 2926 | 141 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37221 | Memphis, Tennessee 38101 | 9D6729 |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (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, PAUL J. LAMB, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OWEN J. BALTUTH AND WIFE, KEEBLE C. BALTUTH

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. 178 on the Plan of Cross Timbers Section 4, as of record in Plat Book 4175, page 54, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul J. Lamb, unmarried by deed from Wayne R. Simmons and wife, Elizabeth Anne Simmons of record in Book 8166, page 417, said Register's Office, the said Paul J. Lamb having since married.

This conveyance is made subject to: (1) Taxes for 1996 which have been prorated and assumed by the Grantees; and (2) All matters appearing on the plan of record in Plat Book 4175, page 54, Register's Office for Davidson County, Tennessee.

Ellissa B. Lamb, spouse of Paul J. Lamb, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Paul J. Lamb.

5173 04/02 0101 03CHECK 452.63

01664 16 IDENTIF. & REFERENCE

96 APR -2 AM 10:35 FELIX Z. ... REGISTER DAVIDSON COUNTY, TN.

This is improved ( X ) unimproved ( ) property, known as 7431 Bridle Drive, Nashville, Tennessee 37221

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 29th day of March, 19 96

Paul J. Lamb

PAUL J. LAMB
BY: WILLIAM T. BRYANT, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HERWITH

Ellissa B. Lamb

ELLISSA B. LAMB
BY: WILLIAM T. BRYANT, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HERWITH

BOOK 9999 PG 459

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL J. LAMB AND WIFE, ELLISSA B. LAMB

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

Witness my hand at office, this 29th day of March, 19 96.

My commission expires 11/21/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM T. BRYANT, 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 Attorney-In-Fact for the said PAUL J. LAMB AND WIFE, ELLISSA B. LAMB and is authorized by the said PAUL J. LAMB AND WIFE, ELLISSA B. LAMB to execute this instrument on their behalf.

Witness my hand, at Office, this 29th day of March, 1996.

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 1996

MY COMMISSION EXPIRES: 11/21/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

PAUL J. LAMB

TO

OWEN J. BALTUTH AND WIFE,
KEEBLE C. BALTUTH

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____ 9999PG460

FOR _____

| | | |
|---|---|---|
| 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 119900.00 |
| | | | | CON TX 443.63 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 452.63 |
| | | | | CHECK 452.63 |
| | | | 04/02/96 01 | 10:38 0001 5173 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166416
IDENTIF. # REFERENCE

96 APR -2 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1023174