0167640

IDENTIF. ↑ REFERENCE

PICK-UP

BOOK 10004 PG 235

96 APR -4 AM 8:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY: Bobby D. Davis, Attorney
101 Shepherd Hills Drive
Madison, Tennessee 37115

NAME/ADDRESS NEW OWNER:

David A. Lambert, et ux.
80 Elberta Street
NASH, Tn.
37210

SEND TAX BILLS:

Same

MAP & PARCEL:

119-6-60
Field Book 06DA14616

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00 .

Tommy J Lambert
AFFIANT

Subscribed and sworn to before me this 2nd day of April, 1996.

Nancy W Hunter
NOTARY PUBLIC

My Commission Expires: 5-23-98

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar to me paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I (we), Tommy J. Lambert and wife, Betsy E. Lambert, have this day bargained and sold, and do hereby transfer and convey unto the said David A. Lambert and wife, Juanita Lambert, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to wit:

A lot or parcel of land in the 6th, formerly the 9th, Civil District of said County.

BEGINNING on the northerly margin of Elberta Street 50 feet east of the southeast corner of the property conveyed to A. W. Jackson and wife by Deed from W. C. Miller and wife, of record in Book 1466, page 551, Register's Office for said County; thence with the northerly margin of Elberta Street eastwardly 50 feet; thence northwardly 150 feet; thence westwardly 50 feet; thence southwardly 150 feet to the beginning.

BEING the same property conveyed to Muncey Lambert and wife, Mary Lou Lambert (both now deceased) by deed from Willie F. Jackson and wife, Idell Jackson, of record in Book 2143, page 76, R.O.D.C. Said Muncey Lambert predeceased Mary Lou Lambert; Mary Lou Lambert then died on August 3, 1995 with one heir at law, being Tommy J. Lambert as reflected in the Affidavit of Heirship of record in Book 9912, page 803, R.O.D.C.

The property conveyed herein is subject to all restrictions and easements of record.

This is ( )improved (x)unimproved property known as

80 Elberta Street, Nashville, Tennessee 37210 .

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the said land in fee simple and have good title and right to convey it, and that

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
101 SHEPHERD HILLS DR.
MADISON, TENNESSEE
37115
(615) 851-6697
Fax: (615) 859-7934

the same is unencumbered unless otherwise herein set out.

We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of April, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tommy J. Lambert
Tommy J. Lambert

STATE OF TENN.)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, TOMMY J. LAMBERT, the within-named 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 MADISON, TENN., this 2nd day of April, 1996.

Nancy W. Hunter
NOTARY PUBLIC

My Commission Expires: 5-23-98

Betsy E. Lambert
Betsy E. Lambert

STATE OF TENN.)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, BETSY E. LAMBERT, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 2nd day of April, 1996.

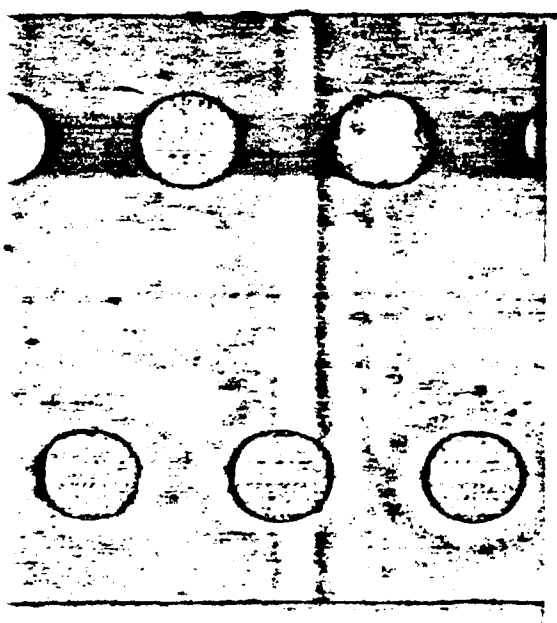
Nancy W. Hunter
NOTARY PUBLIC

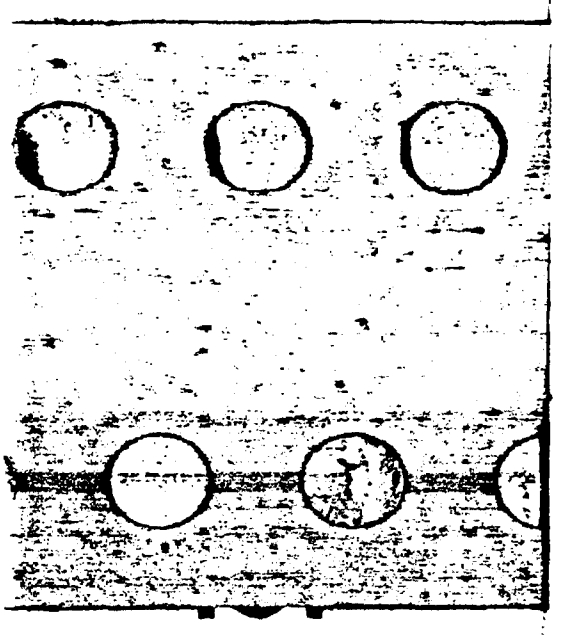
My Commission Expires: 5-23-98

PREPARED BY:
BOBBY D. DAVIS
ATTORNEY AT LAW
101 SHEPHERD HILLS DR.
MADISON, TENNESSEE
37115
(615) 851-6697
Fax: (615) 859-7934

j.docs\bdd.96\lambert\wd.396

6490 04/04 0101 03CHECK 138.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10004 PG 237

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

04/04/96 01 08:21 0001 6490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167640
IDENTIF. # REFERENCE

96 APR -4 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024483