0196625

IDENTIF. & REFERENCE

After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

96 JUN 26 AM 9:45

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

BK 10098 PG 822

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **EDWARD N. FOWLER AND WIFE, E. MARIE FOWLER**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **CHARLES LAMB**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Battery Crest Subdivision, Section I, as of record in Book 2900, page 91, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward N. Fowler and wife, E. Marie Fowler by deed from G. Stan Gunselman and wife, Janis Gunselman, dated April 27, 1990, recorded May 1, 1990, of record in Book 8099, page 704, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 17th day of June, 19 96

Edward N. Fowler
EDWARD N. FOWLER

E. Marie Fowler
E. MARIE FOWLER

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared , the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 17th day of June, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 85,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

John K. McBroom
Affiant

Subscribed and sworn to before me this 17th day of June, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map 147-02 Parcel 185

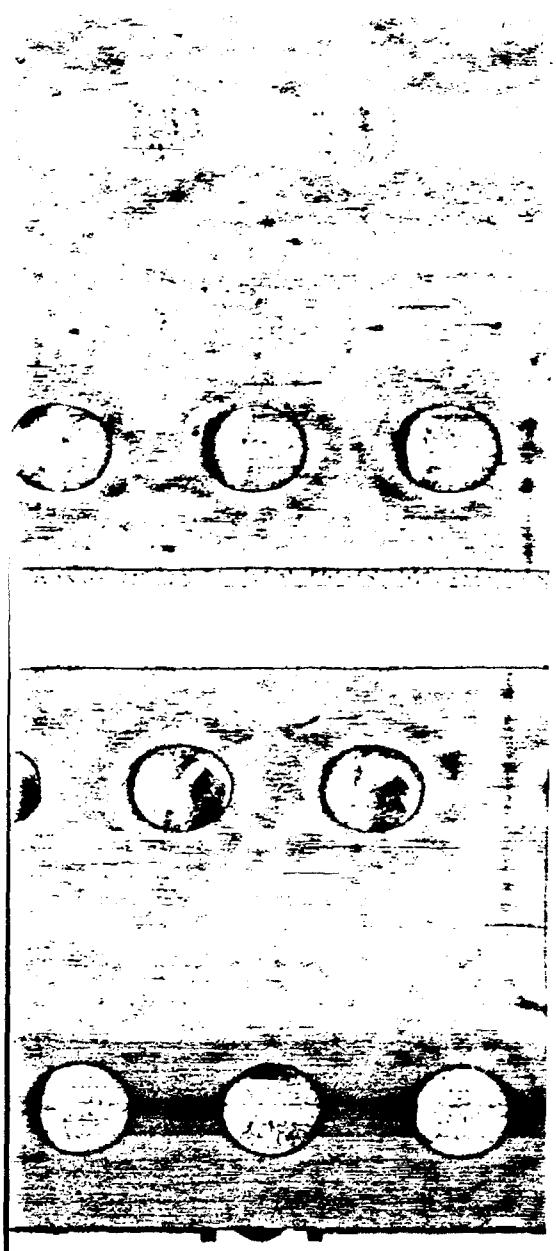
ADDRESS NEW OWNER:

Charles Lamb et ux
501 Harding Place
Nashville, TN 37211

SEND TAX BILLS TO:

SAME

7716 06/25 01:01 03CHECK 326.83



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BK/PG 10068:824

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WC - 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	85900.00
			CON TX	317.83
			PRFEE	1.00
			WDEED	8.00
			TOTAL	326.83
			CHECK	326.83
06/26/96	01		09:49 0001	7716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196625
IDENTIFICATION REFERENCE

96 JUN 26 AM 9:4[illegible]

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 1055476