BOOK 10798 PG 175

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Bobby Ray Lambert, et al 745 Roycroft Place Nashville, TN 37203	Same as New Owner	Map 105-10 Parcel 231 Field Book 16W18290

Mail

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY PAULINE L. CLIFTON, MARGARET CORLEW LAMBERT, AVA MICHELE LAMBERT, FABIENNE LAMBERT BOGLE, CARL FRANCIS LAMBERT, GEORGE DRAPER SHREEVE, GEORGE DRAPER SHREEVE, JR., SUSAN SHREEVE AYERS, JEAN WHITFIELD L. DeCAMP, BARBARA FAYE L. ROTTERO and BOBBY RAY LAMBERT, all of the heirs at law of Maude Lambert, a/k/a Maude Ragsdale Lambert, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BOBBY RAY LAMBERT and CARL FRANCIS LAMBERT, as tenants in common, each owning a one-half (1/2) undivided interest, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 25 on the Map of C.S. Caldwell's Roycroft Addition, of record in Book 332, page 37, Register's Office for Davidson County, Tennessee. Said Lot No. 25 fronts 50 feet on the south side of Roycroft Avenue and runs back between parallel lines 150 feet to an alley.

Being the same the property to Maude Lambert by deed from Fred W. Beesley and wife, Mildred Beesley, of record in Book 1302, page 51, Register's Office for Davidson County, Tennessee. Maude Lambert, a/k/a Maude Ragsdale Lambert, died intestate on October 7, 1979 survived by her husband, Thomas H. Lambert, who died intestate, never having been re-married, on January 28, 1980, and seven children, namely, Mary Pauline L. Clifton, Thomas Wayne Lambert, Carl Francis Lambert, Dimple Geraldine Shreeve, Jean Whitfield L. DeCamp, Barbara Faye L. Rottero and Bobby Ray Lambert. Thomas Wayne Lambert died intestate on November 9, 1984, survived by his wife, Margaret Corlew Lambert, and two children, Ava Michelle Lambert and Fabienne Lambert Bogle. Dimple Geraldine Shreeve died on March 7, 1976, survived by her husband, George Draper Shreeve, and two children, George Draper Shreeve, Jr. and Susan Shreeve Ayers. As a result ownership and title to the property hereinabove described is now vested in MARY PAULINE L. CLIFTON, MARGARET CORLEW LAMBERT, AVA MICHELE LAMBERT, FABIENNE LAMBERT BOGLE, CARL FRANCIS LAMBERT, GEORGE DRAPER SHREEVE, GEORGE DRAPER SHREEVE, JR., SUSAN SHREEVE AYERS, JEAN WHITFIELD L. DeCAMP, BARBARA FAYE L. ROTTERO and BOBBY RAY LAMBERT.

The current mailing address for said property is 745 Roycroft Place, Nashville, TN 37203.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT AN EXAMINATION OF THE TITLE.

The property description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except for:

1. 1998 State and County real property taxes, which are a lien but not yet due and payable, and which will be paid in full without proration by the GRANTEES, when due.
2. 1996 and 1997 State and County real property taxes, which are due and unpaid, and which will be paid in full by the GRANTEES, without proration.
3. All matters shown on the Plan of C.S. Caldwell's Roycroft Addition, of record in Book 332, page 37, Register's Office for Davidson County, Tennessee.
4. All easements and other matters appearing of record.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date acknowledged below.

"GRANTORS"

Mary Pauline L. Clifton
MARY PAULINE L. CLIFTON

Margaret Corlew Lambert
MARGARET CORLEW LAMBERT

Ava Michele Lambert
AVA MICHELE LAMBERT

Fabienne Lambert Bogle
FABIENNE LAMBERT BOGLE

Carl Francis Lambert
CARL FRANCIS LAMBERT

George Draper Shreeve
GEORGE DRAPER SHREEVE

George Draper Shreeve Jr.
GEORGE DRAPER SHREEVE, JR.

Susan Shreeve Ayers
SUSAN SHREEVE AYERS

Jean Whitfield L. DeCamp
JEAN WHITFIELD L. DeCAMP

Barbara Faye L. Rottero
BARBARA FAYE L. ROTTERO

Bobby Ray Lambert
BOBBY RAY LAMBERT

"GRANTEES"

Bobby Ray Lambert
BOBBY RAY LAMBERT

Carl Francis Lambert
CARL FRANCIS LAMBERT

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY PAULINE L. CLIFTON, 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, at office, this the 9th day of January, 1998.

Paula C. Tomlin
NOTARY PUBLIC

My Commission Expires: 3-28-99

STATE OF TENNESSEE}
COUNTY OF Williamson}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET CORLEW LAMBERT, 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, at office, this the 22 day of January, 1998.

Lisa J. Bond
NOTARY PUBLIC

My Commission Expires: 3-27-99

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AVA MICHELE LAMBERT, 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, at office, this the 18th day of February, 1998.

Gabrielle Wesley
NOTARY PUBLIC

My Commission Expires: May 27, 2002

STATE OF OKLAHOMA }
COUNTY OF Oklahoma }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FABIENNE LAMBERT BOGLE, 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, at office, this the 9th day of February, 1998.

Deborah R. Price
NOTARY PUBLIC

My Commission Expires: 4/29/99

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BK/10798PG178

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE DRAPER SHREEVE, 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, at office, this the 22 day of JANUARY, 1998.

NOTARY PUBLIC

[My Commission Expires Sept. 28, 2000]

My Commission Expires: _____

STATE OF NEW YORK }
COUNTY OF NEW YORK }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE DRAPER SHREEVE, JR., 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, at office, this the 26th day of JANUARY, 1998.

THOMAS J. CASIELLO
Notary Public, State of New York
No. 01CA5079937
Qualified in New York County
Commission Expires June 9, 1999

NOTARY PUBLIC

My Commission Expires: 6/9/99

STATE OF KENTUCKY }
COUNTY OF FAYETTE }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN SHREEVE AYERS, 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, at office, this the 30th day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 12/99

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL FRANCIS LAMBERT, 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, at office, this the 9th day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 3-28-99

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STATE OF Ohio }
COUNTY OF Montgomery }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN WHITFIELD L. DeCAMP, 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, at office, this the 16th day of January, 1998.

PAMELA L. POTTER
NOTARY PUBLIC
IN AND FOR THE STATE OF OHIO
MY COMMISSION EXPIRES 6-29-9

Pamella L. Potter
NOTARY PUBLIC

My Commission Expires: _____

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA FAYE L. ROTTERO, 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, at office, this the 9th day of January, 1998.

Paula C. Tomlin
NOTARY PUBLIC

My Commission Expires: 3-28-99

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY RAY LAMBERT, 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, at office, this the 9th day of January, 1998.

Paula C. Tomlin
NOTARY PUBLIC

My Commission Expires: 3-28-99

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $37,429.00.

Carl F. Lambert
Affiant

Sworn to and subscribed before me, this the 18 day of Feb., 1998

B. Edwards - Dep. Reg.
NOTARY PUBLIC

My Commission Expires: _____

4618 02/18 0101 03CHECK 159

98 FEB 18 AM 11:23

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

04018 13

IDENTIF. # REFERENCE

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 37429.00
CON TX 138.49
PRFEE 1.00
WDEED 20.00
TOTAL 159.49
CHECK 159.49

02/18/98 01 11:22 0001 4618

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0401813
IDENTIF. # REFERENCE

98 FEB 18 AM 11:23

DAVIDSON COUNTY, TN

No. 125512