Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1660

BOOK 11094 PAGE 530

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JoAnn B. Avery, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret C. Lambert,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit No. 246 on the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, created under Title 66, Chapter 27, Section 101 et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, Book 6908, Page 738; Book 6911, Page 331 and in Book 6921, Page 226, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to JoAnn B. Avery, unmarried by deed from Sidney C. Bruce and wife, Jeanne T. Bruce of record in Book 9968, Page 317, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 246 Boxmere Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

WITNESS THE EXECUTION HEREOF this 28th day of August, 1998

JoAnn B. Avery

98 SEP -2 AM 10:43
CLERK & MASTER / U.S. REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE
04829 49

State of Tennessee)
County of Davidson)

On this the 28th day of August, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **JoAnn B. Avery**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$150,500.00**.

Affiant

5503 09/02 0101 03CHECK 567.85

Sworn and subscribed before me on this the 28th day of August, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Margaret C. Lambert
246 Boxmere Place
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
131-6-E-246CO

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

RECEIVED OF _____

FOR _____

BOOK 11094 PAGE 532

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 150500.00
CON TX 556.85
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 567.85
CHECK 567.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/02/98 01 10:44 0001 5503

0482949
IDENTIFICATION REFERENCE

98 SEP -2 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1340948