STATE OF TENNESSEE

BOOK 11116 PAGE 712

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Flo M. Lambert
AFFIANT

Subscribed and sworn to before me, this 17 day of Sept, 1998.

Cliff Beck
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-2002

This instrument was prepared by: Beck & Beck Attorneys, 4205 Gallatin Road, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS: Daniel and Ann Lambert, 612 Cottonwood Drive, Nashville, TN 37214

SEND TAX BILLS TO: Daniel and Ann Lambert, 612 Cottonwood Drive, Nashville, TN 37214

MAP and PARCEL: 96-10 P-S 58386 03D

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QUITCLAIM DEED

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KNOW ALL MEN BY THESE PRESENT that I, **FLO M. LAMBERT**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and hereby [convey,] remise, release and forever quitclaim unto **DANIEL BAKER LAMBERT AND WIFE, ANN CLINE LAMBERT**, their heirs and assigns, such of my right, title and interest in and to a certain tract of land in Davidson County, Tennessee, which is described as follows:

BEING LOT NO. 85 ON THE MAP OF CLOVERHILL SUBDIVISION, SECTION II, AS OF RECORD IN BOOK 2133, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 85 FRONTS 85 FEET ON THE NORTHERLY SIDE OF COTTONWOOD DRIVE AND RUNS BACK ON THE WESTERLY LINE 143 FEET AND ON THE EASTERLY LINE 155 FEET TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 75 FEET.

BEING THE SAME PROPERTY CONVEYED TO MAX W. HOWLAND AND WIFE, TERESA L. HOWLAND, BY DEED FROM JAMES C. RAY, JR. AND WIFE, BARBARA RAY, AS OF RECORD IN BOOK 4938, PAGE 532, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RALPH W.C. LAMBERT, AND WIFE, FLO M. LAMBERT IN BOOK 5181, PAGE 112, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID RALPH W.C. LAMBERT NOW BEING DECEASED.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

This conveyance is made for the express purpose of creating a fee simple estate in and to the above-described property in the said DANIEL BAKER LAMBERT AND WIFE, ANN CLINE LAMBERT.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as 612 Cottonwood Drive, Nashville, TN 37214.

This property is not the principle residence of the grantor.

The preparer of this deed makes no representation as to the title of property described or as to the accuracy of its description herein conveyed as it was prepared strictly by documents provided by the parties involved.

WITNESS my hand this 17 day of September, 1998.

Flo M. Lambert
FLO M. LAMBERT

2079 09/17 0101 01CASH 10.00

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jeff Shoulders, a Notary Public, in and for said County and State, Flo M 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 office this the 17 day of Sept, 1998.

Jeff Shoulders
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-2002

PICK-UP

98 SEP 17 PM 3:39
FELIX A. BROWN, REGISTER
DAVIDSON COUNTY, TN.

0489044
RECEIVED FOR REFERENCE