Instr:200005310054039 Page: 1 OF 1
REC'D FOR REC 05/31/2000 1:47:56PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $332.63

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2000.

Notary Public

MY COMMISSION EXPIRES: September 8, 2001

(AFFIX SEAL)

Record & Return To:

Southern Title Services, LLC

Three Maryland Farms, Suite 150
Brentwood, TN 37027
File # 200011158

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. H. Lambert	Bank of America	Map 119-04-0
(NAME) 725 Woodmere Drive	(NAME) P.O. Box 2325	Parcel 104.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Coraopolis, PA 15108-6924	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN A. NIX, UNMARRIED, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto G. H. LAMBERT UNMARRIED , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Glencliff Estates, Section 3, as of record in Book 1424, page 1, Register's Office for Davidson County, Tennessee, and as amended by instrument of Record in Book 1972, page 114, said Register's Office.

Said Lot No. 39 fronts 110 feet on the westerly side of Woodmere Drive and runs back between lines measuring 275.1 feet on the northerly side and 250 feet on the southerly line, to a dead line in the rear, measuring 112.6 feet thereon.

Being the same property conveyed to John H. Nix, and wife, Linda A. Nix, by Warranty Deed from Thomas L. Rhoten and wife, Wilma H. Rhoten dated September 18, 1972, and of Record in Book 4640, page 240, Register's Office for Davidson County, Tennessee. Said property was Quit Claimed to John H. Nix by Linda A. Nix in Book 8115, page 912, said Register's Office.

Subject to all matters as shown on Plat Book 1424, page 1 and as amended in Book 1972, page 114, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as 725 Woodmere Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and GRANTEE(S)/GRANTOR(S) agreeing to pay said tax when due; we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this 25th day of May, 2000.

John A. Nix

STATE OF TENNESSEE **COUNTY WILLIAMSON**

Personally appeared before me, Linda V. Jones, a Notary Public in and for said State and County, John A. Nix, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this the 25th day of May, 2000.

Notary Public

My commission expires: