Davidson County DEEDWARR
Recvd: 08/13/03 11:26 3pgs
Fees:18.00 Taxes:740.00

20030813-0116127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JULY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

GINA A. MORROW NOTARY PUBLIC DAVIDSON CO. TN MY COMMISSION EXPIRES SEPT. 30 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Charles Lambert	Mark Charles Lambert	103-04-0-136
(NAME) 143 42nd Ave. N	(NAME) 4207 Wyoming Avenue	103.04-0-137
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37209	103.04-0-138
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Pauline G. Smith Kirkpatrick , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Charles Lambert and Wife, Leslie M. Riley , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

143 42nd Avenue N:
Beginning at a point on the westerly margin of 42nd Avenue North, Formerly 15th Street, 100 feet northerly from the intersection of the westerly line of said 42nd Avenue North and the Northerly margin of Utah Avenue 60 feet to a point; Thence northwardly parallel to said 42nd Avenue North, 40 feet to a point in the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 60 feet to a point in the westerly margin of said 42nd Avenue North; thence with the westerly margin of said 42nd Avenue North, southwardly 40 feet to the beginning.

See attached Exhibit "A" for continuation of Legal Descriptions.

Being the same property conveyed to James T. Smith and wife, Pauline G. Smith by deed from Leo A. Graham and wife, Mary Adelaide Graham, of record in Deed Book 1414, Page 341, Register's Office for Davidson County, Tennessee.

Said James T. Smith having since died, leaving Pauline as surviving tenant by the entirety.

Pauline G. Smith is also known as Pauline G. Smith Kirkpatrick

unimproved ☐

This is improved ☒ property, known as 143 42nd Ave. N, Nashville, TN 37209

(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 GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever

P.G. Sm K.

defend the title to the said land to the said GRANTEES, 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 9th day of July, 2003.

Pauline G. Smith Kirkpatrick

Pauline G. Smith Kirkpatrick

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Pauline G. Smith Kirkpatrick the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 9th day of July, 2003.

GINA A. MORROW NOTARY PUBLIC DAVIDSON CO. TN MY COMMISSION EXPIRES SEPT. 30 2006

My Commission Expires: SEPT. 30 2006

Notary Public

File Number23070074

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Exhibit A
Continuation of legal description

4200 Utah Avenue

Being the East 60 feet of the South 100 feet of Lot 94 on the Plat of West End Annex of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot 94 fronts 60 feet on the North margin of Utah Avenue and extends back between parallel lines with the West margin of 42nd Avenue, North 100 feet to a line on the rear.

Being the same property conveyed to James T. Smith and wife, Pauline Graham Smith by deed from Pauline Graham Smith, Leo A. Graham, W.C. Graham and Eugene F. Graham, of record in Deed Book 4846, Page 414, Register's Office for Davidson County, Tennessee.

4202 Utah Avenue

Being the westerly 40 feet of lot no. 94 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 94 fronts 40 feet on the northerly margin of Utah Avenue and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to James T. Smith and wife, Pauline G. Smith by deed from Annie Graham, a widow, of record in Deed Book 2649, Page 61, Register's Office for Davidson County, Tennessee.