BOX #14A

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#16978-2

The actual consideration or value, whichever is greater, for this transfer is **$117,900.00.**

Angela D. Simpson 9/30/04
Affiant

Subscribed and sworn to before me, this the 30th day of March, 2004.

Notary Public

My commission expires: 4/10/05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/01/04 08:52 2pgs
Fees:13.00 Taxes:436.23
20040401-0036627

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: Mortgagee:	Map-Parcel Numbers
ANGELA D. SIMPSON	**COUNTRYWIDE HOME LOANS, INC.**	**Map 060-03-0, Parcel 059.00**
3130 Larkspur Drive	**P. O. Box 660694**	
Nashville, TN 37207	**Dallas, TX 75266-0694**	

FOR AND IN 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,

JOSEPHINE JOYCE LAMB, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANGELA D. SIMPSON, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Lot No. 40 on the Plan of Oak Park Subdivision, Section One, of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Vensive Lopez Lamb and wife, Josephine Joyce Lamb, by Warranty Deed dated June 2, 1976, from Larry N. Harris and wife, Diane B. Harris, of record in Book 5031, Page 975, Register's Office for Davidson County, Tennessee. The parties having since divorced (Final Agreement dated November 30, 1979, Circuit Court Docket No. 97859). The said Vensive L. Lamb having since conveyed his interest to Josephine J. Lamb, by Quitclaim Deed dated January 3, 2001, of record in Instrument No. 20010104-0001490, Register's Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is Improved (__XX__) Unimproved (____) property, known as: **3130 Larkspur Drive, Nashville, TN 37207**

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 convenant and bind ourselves, our heirs and representatives, to warrant and forever 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 **30th** day of **March, 2004.**

Josephine Joyce Lamb
JOSEPHINE JOYCE LAMB

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPHINE JOYCE LAMB, an unmarried woman,** the 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 Nashville, Tennessee, this **30th** day of **March, 2004.**

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.