File #200450152

Davidson County DEEDWARR
Recvd: 04/26/04 10:43 2pgs
Fees:13.00 Taxes:314.50

20040426-0046998

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Lamberson	OWNER	Map: 67-127-4950 & 67-107-4966
(NAME)	(NAME)	
P.O. Box 210252		
(ADDRESS)	(ADDRESS)	
Nashville, Tn. 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **KENNETH M. BROWN AND WIFE, KAREN R. BROWN,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL W. LAMBERSON**, hereinafter called the GRANTEE, his 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, described as follows:

Tract No. 8 begins at an iron pin in the easterly margin of Old Hickory Boulevard, said iron pin being located in the common corner between Tract No. 8 and Tract No. 9; thence North 86 deg. East 718.97 feet to an iron pin; thence South 36 deg. 1' East 328.79 feet to an iron pin; thence North 89 deg. 55' West 895.38 feet to an iron pin located in the easterly margin of Old Hickory Boulevard; thence along said margin North 4 deg. West 211.14 feet to the point of beginning, said tract contain 4.45 acres, more or less.

BEING Tract Nos. 9 and 10 of the Edie I. Bateman Farmer heirs lands, in the 13th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Jones & Moore Company, Inc., Dickson, Tennessee, dated March 21, 1975, as follows:

SAID Tract No. 9 begins at an iron pin on the easterly margin of Old Hickory Boulevard, said point being located North 4 degrees 00 minutes West 421.14 feet from the northerly boundary of the property conveyed to Leonard Barns of record in Book 2876, page 300, Register's Office for said County; thence with the common line between Tract No. 8 and Tract No. 9 North 86 degrees 00 minutes East 718.97 feet to an iron pin in the southeasterly margin of Old Hickory Boulevard; thence around a curve to the left having a radius of 718.97 feet, a distance of 363.84 feet to the point of beginning, said tract containing 3.00 acres, more or less.

SAID Tract No. 10 begins at an iron pin on the southerly margin of Old Hickory Boulevard, said point being the common corner of Tracts No. 9 and 10; thence South 65 degrees 00 minutes 30 seconds East 718.97 feet to a point in the common corner of Tract 9 and 10 and in the southwesterly boundary of Tract 11; thence North 36 degrees 01 minutes West 718.97 feet to the southerly margin of Old Hickory Boulevard; thence along a curve to the left having a radius of 718.97 feet a distance of 363.84 feet to the point of beginning, said tract containing 3.00 acres, more or less.

TRACT NO. 8 being the same property vested in Affilated Building Services, Inc. by Decree for Redemption issued in File-Tax Civil Action No. 00-781-III, in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument No. 20011005-0108498 in the Register's Office for Davidson County, Tennessee.

TRACT NO. 9 and Tract No. 10 being the same property vested in Affiliated Building Services, Inc. by Decree for Redemption issued in File-Tax Civil Action No. 00-781-III, in the Chancery Court for Davidson County, Tennessee, a certified copy of which is of record as Instrument No. 20011005-0108497 in the Register's Office for Davidson County, Tennessee.

Said property being the same property conveyed to The Samuel J. LaVoi and/or Madoline F. LaVoi Revocable Living Trust by Madoline F. LaVoi of record in Instrument No. 20030612-0081231, and being further conveyed to Kenneth M. Brown and wife, Karen R. Brown by Warranty Deed dated September 12, 2003 of record in Instrument No. 20030915-0135313, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Area or content of the subject property is not guaranteed.

Unimproved ( )
This is improved (X) property, known as 4950 & 4966 Old Hickory Blvd, Nashville, TN 37218
(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, his heirs and assigns forever; and Grantors covenant with the said GRANTEE that they 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 agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 23rd day of April, 2004.

Kenneth M. Brown

Karen R. Brown

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Kenneth M. Brown and wife, Karen R. Brown who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of April, 2004.

Notary Public

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires: 7-23-05

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076