This space for Register's Office:

Davidson County DEEDWARR
Recvd: 05/03/04 14:22 2pgs
Fees:13.00 Taxes:1091.50
20040503-0050136

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
114 White Cloud Trail
Murfreesboro, TN 37127

**ADDRESS NEW OWNER:**
**Michael Thayer**
**312 Shute Court**
**Old Hickory, TN 37138**

**SEND TAX BILLS TO:**
**New Owner**

**Map 64.03-0A-45.00-CO**

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

**For the consideration** of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, **Karl S. Lambert** by and through his attorney in fact, **James C. Thompson,** hereinafter called the **Grantors**, does hereby convey unto **Michael Thayer, a single man** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, described as Being Lot No. 60 on the Plan of Phase Eight, Section Two,Brandywine Pointe Subdivision, as of record in Book 7900, Page 711, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karl S. Lambert, unmarried, on October 31, 2000 by Warranty Deed of record in Instrument No. 20001101-0108540, Register's Office for said County.

This instrument is being executed pursuant to Power of Attorney filed simultaneously herewith in Instrument No. _____, said Register's Office.

**This conveyance is subject to any and all existing easements and restrictions of record.**

**This is improved property known as 312 Shute Court, Old Hickory, TN 37138.**

**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, Grantee's heirs or assigns, forever.

**GRANTORS COVENANT** with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER CONVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee,

Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this ____ day of April, 2004.

Karl S. Lambert by James C. Thompson, attorney in fact

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared James C. Thompson, the person who executed the foregoing instrument on behalf of Karl S. Lambert, and acknowledged that he executed the same as the free act and deed of the said Karl S. Lambert, through Power of Attorney granted him by the said Karl S. Lambert.

**SUBSCRIBED AND SWORN TO BEFORE ME** this 30 day of April, 2004.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Sworn and subscribed before me on 4-30-04

Notary Public

My Commission Expires: 2-20-05