03

Kathy Todd
48-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/04 15:42 2pgs
Fees:13.00 Taxes:345.95
20040511-0054159

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **James Theron Lambert**
Address **3415 West End Ave. #712 A**
City/State/Zip **Nashville, TN 37203**

SEND TAX BILLS TO:
Name Wilson Bank & Trust
Address 623 W. Main St.
City/State/Zip Lebanon, TN 37087

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Reza Haydari and Ahdieh Haydari, Husband and Wife as Joint Tenants** has this day bargained and sold, and does hereby transfer and convey unto **James Theron Lambert, and wife, Dawn Renee Lambert, their** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Unit No. 712A on the Plan of Continental Condominiums, of record in Plat Book 5200, Page 399, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being part of the same property conveyed to Reza Haydari by Warranty Deed from James Alvin Crossman and wife, Mary B. Crossman of record in Book 9593, Page 33, dated February 9, 1995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 104 Group 6A Parcel 73

This is improved property known as: 3415 West End Ave. #712 A, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **28th** day of **April, 2004**.

Reza R. Haydari
Reza Haydari

Ahdieh Haydari

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Reza Haydari and Ahdieh Haydari** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **28th** day of **April, 2004**.

Commission expires **June 18, 2005**

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$93,500.00**

Affiant Kathleen Carol Cline

Subscribed and sworn to before me, this the 28th day of April, 2004.

My commission expires 3/14/05

Notary Public - Register

