File #200420353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 228,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

jtc file no. 17364-2

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 124 First Avenue South, Suite 102, Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn A. Wright and Shannon R. Wright	Countrywide Home Loans, Inc.	Map: 86-04-B-39
(NAME) 4917 Tulip Grove Ln.	(NAME) P. O. Box 660694	Parcel:
(ADDRESS) Hermitage TN 37076	(ADDRESS) Dallas, TX 75266-0694	
(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, **WILLIAM D. LAMBERT AND WIFE, SHERRIE LAMBERT,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **SHAWN A. WRIGHT AND WIFE, SHANNON R. WRIGHT**, 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 all of Lot No. 69, on the Plan of First Revision, Section Two, Sunset Oaks, as shown by plat appearing of record in Plat Book 7900, Page 942, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to William D. Lambert, unmarried by Warranty Deed dated July 11, 1996 of record in Book 10119, Page 538, Register's Office for Davidson County, Tennessee. William D. Lambert having since married.

Sherrie Lambert, spouse of William D. Lambert, hereby joins in this conveyance and conveys any and all interest that she may have in said property, including but not limited to the marital interest, to the Grantees.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions of record in Book 9082, Page 567; By-Laws of record in Book 9082, Page 589; Charter of Sunset Oaks Homeowners' Association of record in Instrument No. 19991207-0300671; all matters shown on plat of record in Plat Book 7900, Page 942; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (x) property, known as 4917 Tulip Grove Ln., Hermitage, TN 37076
(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 Grantors covenant with the said GRANTEES 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 Grantees 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 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 our hands this 25th day of August, 2004.

William D. Lambert

Sherrie Lambert

Davidson County DEEDWARR
Recvd: 08/27/04 08:44 2pgs
Fees:13.00 Taxes:843.60

20040827-0103668

STATE OF Tennessee

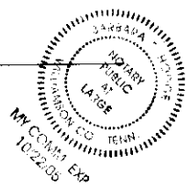
COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared William D. Lambert and wife, Sherrie Lambert 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 25th day of August, 2004.

Notary Public

My Commission Expires: _____



(SEAL)

Mail After Recording To:

Southern Title Services, LLC
124 First Avenue South, Suite 102
Franklin, TN 37064