| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 23664-11-2004**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $80,000.00.<br><br>William S. Lambreth<br>Affiant<br><br>Subscribed and sworn to before me this 24th day of November, 2004.<br><br>Notary Public<br><br>My Commission Expires: |

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>William S. Lambreth<br>Glenda P. Lambreth<br>2016 Paula Drive<br>Madison, TN 37115 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br><br>Map No.060.12-0-<br>Parcel Nos. 112, 239 and 238 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Don C. Orr, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William S. Lambreth and wife, Glenda P. Lambreth** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 202 Hart Lane, Nashville, TN 37207

Subject property has never been the marital residence of the Grantor.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 24th day of November, 2004.

Don C. Orr

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Don C. Orr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2004.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 12/01/04 14:06 2pgs
Fees:13.00 Taxes:296.00

20041201-0143116

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 on the Plan of Howell Subdivision, as of record in Instrument No. 20021029-0132413, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Don C. Orr by deed dated July 12, 2002 from Pierre Howell and wife, Carmina Howell of record in Instrument No. 20020717-0085987, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been paid by the Grantor(s) and prorated by the parties.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4158, page 10, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20021029-0132413, Register's Office for Davidson County, Tennessee.
4. Easement for temporary construction of record in Book 5610, page 347, Register's Office for Davidson County, Tennessee.