Davidson County DEEDWARR
Recvd: 10/25/05 15:19 2 pgs
Fees:13.00 Taxes:451.40

20051025-0128949

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 122,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF OCTOBER, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 05-01113 BOUNDS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Eric Bounds and Jennifer Bounds	New Owner	MAP:
3008 Stonebridge		Parcel:150-10 50.00
Antioch, TN 37027	,	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JEREMY SCOTT LAMBERTH, AND WIFE, SAMANTHA ROSE LAMBERTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ERIC BOUNDS, AND WIFE, JENNIFER BOUNDS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3008 Stonebridge, Antioch, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 27th day of October, 2005.

Jeremy Scott Lamberth

Samantha Rose Lamberth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, JEREMY SCOTT LAMBERTH AND SAMANTHA ROSE LAMBERTH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 27th day of October, 2005.

Notary Public_____

My Commission Expires:_____

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 247 ON THE PLAN OF TOWNE VILLAGE OF THE COUNTRY, SECTION 3, AS OF RECORD IN BOOK 5200, PAGE 268 AND 269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JEREMY SCOTT LAMBERTH AND WIFE, SAMANTHA ROSE LAMBERTH BY WARRANTY DEED FROM CHARLES W. KIRKLAND, JR. AND WIFE, TAMANTHA KIRKLAND, RECORDED THE 6TH DAY OF AUGUST, 2001, IN INSTRUMENT NO. 20010806-0083989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.