B&K8

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

Bobby W. Brown
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $192,000.00

Robert Park Ellis Jr.
Affiant

Subscribed and sworn before me this the 7th day of June, 2006.

Bobby W. Brown
Notary Public
My commission expires: 7-28-2009

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John P. Lambeth 143 39th Ave N. Nashville, TN 37209	SunTrust Mortgage, Inc. P.O. Box 79041 Baltimore, MD 21279-0041	104-1-192

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Park Ellis, Jr., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John P. Lambeth, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 50, as shown on the map entitled West Grove Subdivisin , of record in Plat Book 421, pagee(s) 109, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Park Ellis, Jr., unmarried, by deed from Vernon Scott Dickerson, unmarried, dated September 30, 2003, of record in Instrument No. 20031110-0164107 and re-recorded in Instrument No. 20050304-0024469, said Register's Office.

This conveyance is subject to the following:

- Davidson County Real Property Taxes and assessments for the year 2006 and subsequent years.
- Any and all matters including but not limited to notes, easements, building set backs, restrictions and certifications as contained on the Plat of said Subdivision of record in Plat Book 421, page 109, Register's Office for said County, to which reference is hereby made.

THIS IS IMPROVED PROPERTY KNOWN AS 143 39th Ave N., Nashville, TN .

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 7th day of June, 2006.

Robert Park Ellis Jr.
Robert Park Ellis, Jr.

Davidson County DEEDWARR
Recvd: 06/12/06 09:34 2 pgs
Fees:13.00 Taxes:710.40
20060612-0069343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Park Ellis, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2006.

My commission expires:
3-28-2010

Notary Public

