Return to: First Title and Escrow Company, Inc.
File Number 25583 Box 9b

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/06 13:39 3 pgs
Fees:18.00 Taxes:1113.70

20060630-0078606

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 301,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 2006

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires July 25, 2009
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Seitz	SunTrust Mortgage, Inc.	MAP 171-3B
(NAME)	(NAME)	
641 Old Hickory Blvd. #208	201 4th Avenue North 7th Floor	PARCEL 77
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Lewis M. Lamberth, Jr. and wife, Amy Lamberth

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audrey Seitz a single person

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, TN, being Unit No. 29 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lewis M. Lamberth, Jr. by deed from Radnor Homes, Inc. of record in Book 10895, page 55, Register's Office for Davidson County, TN.

Amy Lamberth joins in this conveyance to convey any interest she may have as the wife of Lewis M. Lamberth, Jr.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 9700, page 364, said Register's Office.

Subject to restrictions of record in Book 7798, page 843; Book 10126, page 435; Book 10224, page 683 corrected at Book 10294, page 850; Book 10393, page 11; Book 10628, page 517; Book 10694, page 541 and Instrument No. 20000718-0070558 and 20050705-0076596; By-Laws of record in Book 10126, page 489; Book 10275, page 959; and Book 10694, page 539; and Charter in Book 10126,

CONTINUED

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd. #208, Brentwood, TN 37027
(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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hand s this 28th day of June, 2006

Lewis M. Lamberth, Jr.

Amy Lamberth by Lewis M. Lamberth, Jr. by Power of Attorney of record in Instrument No. , Register's Office for Davidson County, TN

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEWIS M. LAMBERTH, JR.

the bargainor _____, 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 and official seal at Nashville, Tennessee, this 28th day of June, 2006.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 28, 2006, before me personally appeared Lewis M. Lamberth, Jr. to me known to be the person who executed the foregoing instrument in behalf of Amy Lamberth and acknowledged that he executed same as the free act and deed of said Amy Lamberth for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2006.

My Commission Expires:

_____

Notary Public

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION

page 430, said Register's Office.

Taxes for the year 2006 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.