ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

WARRANTY DEED

B-LM-06-0612

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

James R. Clevenger
Affiant

Subscribed and sworn to before me, this 20th DAY OF September, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Clevenger	James R. Clevenger	
632 Lake Terrace Drive (ADDRESS)	(NAME) 632 Lake Terrace Drive (ADDRESS)	96-10-8.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DANIEL BAKER LAMBERT AND WIFE, ANN CLINE LAMBERT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES R. CLEVENGER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 85 on the Plan of CLOVERHILL Subdivision, Section No. II, as shown on plat of record in Plat Book 2133, Page 46, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Daniel Baker Lambert and wife, Ann Cline Lambert by deed from Flo M. Lambert of record in Book 11116, Page 712 on September 17, 1998 and filed for record on September 17, 1998, Register's Office for said County.

This conveyance is subject to: (i) 2006 County taxes are assumed in full by new owner; (ii) existing easements and restrictions as shown of record in Plat Book 2133, page 46 and Book 6249, page 503, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 612 Cottonwood Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of September, 2006.

Daniel Baker Lambert
Daniel Baker Lambert

Ann Cline Lambert
Ann Cline Lambert

Davidson County DEEDWARR
Recvd: 09/27/06 11:57 2 pgs
Fees:13.00 Taxes:203.50

20060927-0119529

STATE OF Tennessee
COUNTY OF Davidson

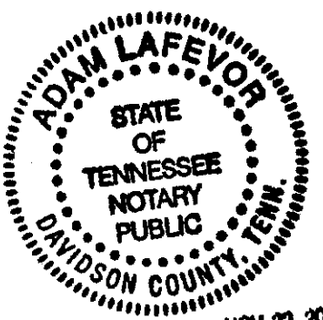
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daniel Baker Lambert and Ann Cline Lambert, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of September, 2006.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903