Bk 29

Davidson County DEEDWARR
Recvd: 12/08/06 13:53 2 pgs
Fees:13.00 Taxes:543.90
20061208-0152076

This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
David K. Adams	Lehman Brothers Bank, FSB	Map 42.03
417 Hamblen Drive	400 Professional Drive, #500	Par 74.00
Madison, Tennessee 37115	Gaithersburg, MD 20879	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Margaret Larobardiere, have this day bargained and sold, and do hereby transfer and convey to the said David K. Adams, a single person, his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot. No. 98 on the Map of Primrose Acres Subdivision, as of Record in Book 2663, pages 106 and 107, Register's Office for said County.

Being at a point in the southerly margin of Graycroft Avenue at the corner of Lots Nos. 98 and 99; thence with the line between said lots 223.7 feet to a point; thence eastwardly 222 feet to a point in the westerly margin of Hamblen Drive; thence with the same northwardly 179.6 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a point in the southerly margin of Graycroft Avenue; thence with same westwardly 155.70 feet to the point of beginning.

Being the same property conveyed to John R. Hubbard, unmarried, by deed from Wright & Sadler, Inc., a Tennessee Corporation, dated August 14, 1959, of record in Book 2930, page 321, Register's Office for Davidson County, Tennessee. The said John R. Hubbard having died on August 13, 2006. Pursuant to the Last Will and Testament, No. 06P-1391, title is vested in Billy W. Hubbard and Dorothy B. Hubbard. The said Billy W. Hubbard having filed a Disclaimer of Interest in Decedent's Estate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, and filed at Instrument No. 20061027-0133760 in the Register's Office of Davidson County, Tennessee. The said Dorothy B. Hubbard having died on October 27, 2006, and pursuant to her Last Will and Testament, No. 06P-1767, her heirs are Billy W. Hubbard and John R. Hubbard. The said Billy W. Hubbard having filed a Disclaimer of Interest in Decedent's Estate in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, and filed at Instrument No. 20061129-0147301, Register's Office for Davidson County, Tennessee. Pursuant to the Disclaimers of Billy W. Hubbard, Margaret A. Larobardiere, daughter of Billy W. Hubbard, takes title to said property as sole remaining heir.

This is improved property known as 417 Hamblen Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said David K. Adams, his heirs and assigns, forever.

And I, Margaret Larobardiere, do covenant with the said David K. Adams, that I am lawfully seized and possessed of said land in fee simple; that I have good right to convey it, and that the same is unencumbered, except for real property taxes for the year of 2006.

And I, Margaret Larobardiere, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said David K. Adams, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS My hand this 5th day of December 2006.

Margaret Larobardiere

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Larobardiere, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand, at office, this 5th day of December 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $147,000.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of December 2006.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007