WARRANTY DEED

Return to: File Box 9B
First Title & Escrow Co., Inc.
#26937

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $384,000.00.

Affiant

Subscribed and sworn to me on September 7, 2007.

NOTARY PUBLIC

My Commission Expires:

Davidson County DEEDWARR
Recvd: 09/12/07 14:03 2 pgs
Fees:13.00 Taxes:1420.80
20070912-0109520

MARY ESTHER CHAMPION
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 14, 2009

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gregg S. Lambert and Kristy L. Lambert 3707 Hilldale Drive Nashville, TN 37215	Bank of America 3401 West End Ave. Nashville, TM 37203	117-09-0-027.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Harris M. Deere and wife, Myrna J. Deere, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Gregg S. Lambert and wife, Kristy L. Lambert, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the Plat of Billington Subdivision, of record in Book 547, Page 116 (erroneously referred to as Page 111 in the previous Deed of record), Register's Office for Davidson County, Tennessee, and being Lot No. 3 on the plan of Hymor Subdivision of said Lot No. 4, NOT of record, described according to a survey made by George W. Watkins, Surveyor, June 30, 1949, as follows:

BEGINNING on the westerly margin of Hilldale Drive, at a point 406 feet north of the corner of Lot Nos. 3 and 4 on the Plat of said Billington Subdivision, and being the corner of Lots Nos. 3 and 4 on said unrecorded Plan; thence with the line between Lots Nos. 3 and 4 on the unrecorded plan; westwardly 208.7 feet; thence north 4 1/2 degrees east 100 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, eastwardly 211.3 feet to the westerly margin of Hilldale Drive; thence with the margin of Hilldale Drive, southwardly 100 feet to the beginning.

BEING the same property conveyed to Harris M. Deere and spouse, Myrna XXDeere by Warranty Deed dated November 21, 1995 and recorded November 27, 1995 from Bonnie M. Allen of record in Book 9868, Page 997, Register's Office for Davidson County, Tennessee.

Myrna J. Deere being one and the same as Myrna Deere.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
2. All matters appearing on the Plat of Billington Subdivision of record in Book 547, Page 116, Register's Office for Davidson County, Tennessee; and
3. Easement for sanitary sewers of record in Book 4164, Page 938, said Register's Office; and
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3707 Hilldale Drive, Nashville, TN 37215.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hands on September 7, 2007.

Harris M. Deere

Myrna J. Deere

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 7, 2007, before me personally appeared Harris M. Deere and wife, Myrna J. Deere to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 7, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE