#11028 33300

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $169,500.00

Affiant

HEATHER MOORE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 31st day of January, 2008.

Notary Public
My commission expires: 7/16/11

15-0801-151332

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Karen P. Lambert 3320 White Pine Drive Nashville TN 37214	Guaranty Trust Co. 310 Robert Rose Dr. Murfreesboro, TN 37129	108-08-0-032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James M. Fotenopulos, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Frank H. Lambert, Jr., and Karen P. Lambert, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 190, on the Plan of Larchwood, Section 2, of record in Book 5200, Pages 57-59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Fotenopulos, unmarried by deed from Michael Mitchell and wife, Linda Mitchell, dated February 7, 2005, recorded February 9, 2005, of record in Instrument No. 20050209-0015310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Pamela Evans Fotenopulos, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 3320 White Pine Drive, Nashville, TN 37214

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 heirs and assigns against the lawful claims of all persons whomsoever.

Davidson County
RECEIVED
FEB 05 2008
FEES, TAXES

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.

20080201-0010853

Davidson County DEEDWARR
Recvd: 02/05/08 08:09 3 pgs
Fees:18.00 Taxes:627.15
20080205-0011764

WITNESS my hand this 31st day of January, 2008.

James M. Fotenopulos

Pamela Evans Fotenopulos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Fotenopulos and Pamela Evans Fotenopulos, 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 in Hermitage, TN, this 31st day of January, 2008.

JENNIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

State of Tennessee at Large

My Commission expires 05/03/2010

I, Lori Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lori Holloway

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Roger Sprochi, a notary public for this county and state, (Lori Holloway) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11-7-11.

Notary's Seal (If on paper)

ROGER SPROCHI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY