WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/29/08 14:34 2 pgs
Fees:13.00 Taxes:449.55
20080729-0077563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$121,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL F. SOMERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Tracy Lambert **Ruth Adele Zelanski**	Same as new owner	**61-11-190**
(NAME) **1102 Eastdale Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) ,	
(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, **J. Juanita Wair**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald Tracy Lambert and Ruth Adele Zelanski, husband and wife**, 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, Tennessee, being the easterly 50 feet front of Lot No. 122 on the Map of Eastdale Place, as of record in Book 547, pages 29 and 30, Register's office for said County.

Said part of Lot No. 122 fronts 50 feet on the southerly side of Eastdale Avenue, and runs back 170 feet to a dead line and shows 48 feet 2 inches on said dead line.

Being the same property conveyed to Maurice L. Farmer by deed of record in Book 2451 page 421, said register's office, the said Mr. Farmer having died on January 29, 2008, leaving a Last Will and Testament naming J. Juanita Wair, the Grantor named herein as the sole devisee of the real estate owned by the deceased at the time of his death. The aforesaid Last Will and testament was admitted to Probate under Case No. 08P-1134 in the Probate Court for Davidson County, Tennessee for the purpose of establishing a muniment of title in the said J. Juanita Wair.

unimproved ☐

This is improved ☒ property, known as **1102 Eastdale Avenue, Nashville, TN 37216**

(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 my hand this 25th day of July, 2008.

J. Juanita Wair

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 J. Juanita Wair, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2008.

Commission expires: 3-21-09

Notary Public

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY