WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RW-09-143

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Smith	New Owner (NAME)	104-01-0-192.00
143 39th Avenue North (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN P. LAMBETH, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CATHERINE SMITH, 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:

Land in Davidson County, Tennessee, being Lot No. 50 as shown on the Plan of the Map of West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John P. Lambeth by Warranty Deed from Robert Park Ellis, Jr., unmarried of record in Instrument No. 20060612-0069343, Register's Office for Davidson County, Tennessee, dated June 7, 2006.

Sally Lambeth joins in the execution of this instrument to convey any/all interest she may have in subject property by virtue of her marriage to John P. Lambeth.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 143 39th Avenue North, Nashville, Tennessee 37209
(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 15th day of June, 2009.

John P. Lambeth

Sally Lambeth

BILL GARRETT, Davidson County
Trans:T20090041103 DEEDWARR
Recvd: 06/19/09 11:55 2 pgs
Fees:13.00 Taxes:805.60
20090619-0057345

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John P. Lambeth and Sally Lambeth, 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 15th day of June, 2009.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013

(SEAL)



RETURN TO:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
Phone: (615)515-3530