WARRANTY DEED

BOOK 3817 PAGE 449

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
	Mr & Mrs Ernest W. Lester	12D-31450
(NAME)	(NAME)	
	3857 Saunders Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*
cash in hand paid by Ernest W. Lester and wife, Ruth B. Lester, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Ernest W. Lester and wife, Ruth B. Lester, of the balance owing under the terms of a deed of trust executed by J. E. Shelton and wife, Margaret D. Shelton, to Charles Nelson, Jr., Trustee, dated March 1, 1963, and recorded in Book 3545, page 515, Register's Office for Davidson County, Tennessee, to secure to Home Federal Savings & Loan Association of Nashville, the payment of a note for $9,800.00, payable as therein specified,

we, J. E. Shelton and wife, Margaret D. Shelton,

have bargained and sold, and by these presents do transfer and convey unto the said Ernest W. Lester and wife, Ruth B. Lester, 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 southerly 33 feet of Lot No. 18 and the northerly 34 feet of Lot No. 17 on the Plan of Maplewood Heights, as of record in Book 547, pages 77 and 78, Register's Office for said County.

Said parts of said lots adjoin and front together 67 feet on the easterly side of Saunders Avenue and run back between parallel lines 300 feet to the right-of-way of the L & N Railroad, as shown on said Plan.

Being part of the real property conveyed to J. E. Shelton and wife, Margaret D. Shelton, by deed from James E. Killette and wife, of record in Book 2876, page 289, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3857 Saunders Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest W. Lester and wife, Ruth B. Lester, their *heirs and assigns, forever.*

And we *do covenant with the said* Ernest W. Lester and wife, Ruth B. Lester *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,* except for the abovementioned deed of trust, and 1964 taxes which have been pro rated and assumed by the Grantees.

And we, J. E. Shelton and wife, Margaret D. Shelton, *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. Witness* our *hand* s *this* 26 *day of* September, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. E. Shelton

Margaret D. Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* J. E. Shelton and wife, Margaret D. Shelton, and Ernest W. Lester and wife, Ruth B. Lester,

the bargainors..., with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* ..... *day of* ....., *19* 64.

....., *Notary Public.*

Commission Expires .....

STATE OF Tennessee
COUNTY OF Lincoln

Personally appeared before me, C. E. Dickinson, Jr., *a Notary Public in and for said County and State, the within named* J. E. Shelton and Margaret D. Shelton

the bargainor..., with whom I am personally acquainted, and who acknowledged that .....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fayetteville, *this* 26 *day of* December, *19*64.

C. E. Dickinson, Jr., *Notary Public.*

Commission Expires October 27, 1966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

BOOK 3817 PAGE 452

STATE TAX $ 17.25
PROBATE .50
TOTAL $ 17.75

SEP 30 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID SEP 30 1964
CT

Mail to: Pollux Realty Co- 4705 Gallatin Road - Nashville

WARRANTY DEED

FROM

J. E. SHELTON, et ux

TO

ERNEST W. LESTER, et ux

Frank S. King, Jr.

52533

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 30 2 21 PM '64

REC. FEE $ 2.
DEP. REG. $ 1