(This instrument prepared by James A. Lesemann, Attorney-at-Law, 320 Gallatin Road, Madison, Tennessee.)

WARRANTY DEED

BOOK 4141 PAGE 694

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rubie H. Brown	First Federal Savings & Loan	15DA02805
(NAME:)	(NAME:)	
1014 Fairwin Avenue	236 Fourth Avenue North	Map 72-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tenhessee	Par 384
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mp

For and in Consideration of the sum of Ten and no/100---------- ($10.00) ---*DOLLARS* cash in hand paid by the grantee hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the agreement by the said grantee to assume the unpaid balance of a note payable to First Federal Savings & Loan Assn. of Nashville, secured by a deed of trust executed by Paul M. Lester and wife, to Louis R. Linx, Trustee, of record in Book 3289, page 347, Register's Office for Davidson County, Tennessee; I, Leona Lester, a widow,---------- *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ Rubie H. Brown, her---------- *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 69 on the Map of Eskridge Subdivision of part of the W. B. Franklin Property, as of record in Book 547, Page 52, Register's Office for said County.

Said Lot No. 69 fronts 60 feet on the southerly side of Fairwin Avenue, and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Paul M. Lester and wife, Leona Lester, by deed from Taylor Amedick and wife, Sue Davies Amedick, of record in Book 1341, page 621, said Register's Office; the said Paul M. Lester having since died.

This is unimproved ( ) improved (X) property, known as 1014 Fairwin Avenue, (House Number) (Street) Nashville, Tennessee (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 Rubie H. Brown, her---------- *heirs and assigns, forever.*

And I *do covenant with the said* Rubie H. Brown---------- *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* bxcept as stated herein.

And I, Leona Lester, a widow,---------- *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rubie H. Brown, her---------- *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 12th *day of* June, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE TAX $ 2145
PROBATE .50
TOTAL $ 2195

Leona Lester
(Leona Lester)

JUN 15 1967

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

PAID JUN 15 1967

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Leona Lester, a widow,

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

Witness my hand and official seal at Nashville *Tennessee, this* 26th *day of* June, *19* 67.

Notary Public

Commission expires May 17, 1970

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 .....

WARRANTY DEED

FROM
Leona Lester, a widow,
TO
Rubie H. Brown

MAIL TO HEMMERLY REALTY
605 17th AVE So.
NASHVILLE TENN
37212

75738

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 15 12 45 PM '67

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RECORDING FEE $ 2.00

DEP. REG.

Rel Tax
14,300.00