WARRANTY DEED

BOOK 4288 PAGE 628

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emory P. Lester	Emory P. Lester	Map 90-12
(NAME:) 523 Annex Ave.	(NAME:) 523 Annex Ave.	Par 21
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of

Fourteen Thousand Four Hundred Forty Seven ($14,447,32) and 32/100 - - - - *Dollars,*

of which $2,000.00 has been paid in cash by Emory P. Lester and wife Sharon H. Lester, the receipt of which is hereby acknowledged and for the remainder, the said Emory P. Lester and wife Sharon H. Lester, assume and agree to pay the balance of $12,447.32 of an original indebtedness of $12,900.00 secured by lien retained in deed from Soloman M. Goodman and wife, to Lummie W. Kemp Jr. and wife, of record in book 4059, page 112, Register's Office for Davidson County, Tennessee.

We, Lummie W. Kemp Jr. and wife Evelyn L. Kemp,

have this day bargained and sold, and do hereby transfer and convey unto the said Emory P. Lester and wife Sharon H. Lester

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 125 on the plan of Charlotte Park, Section 2, as of record in book 2663, pages 22 and 23 Register's Office for said County, described as follows: Beginning at an iron pin on the westerly margin of Annex Avenue at the southeast corner of lot No. 126; thence with the line between said lots Nos. 125 and 126 westwardly 149.2 feet to the southwest corner of lot No. 126; thence south 27° 53' west 83.1 feet to a concrete monument on the northerly margin of Edsel Drive; thence with same eastwardly 124.3 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.3 feet to a concrete monument on the westerly margin of said Annex Avenue; thence with same northeastwardly 57 feet to the beginning.
Being the same property conveyed to Lummie W. Kemp Jr. and wife Evelyn L. Kemp by deed from Soloman M. Goodman and wife, of record in book 4059, page 112, said Register's Office.

This conveyance is made subject to an easement of record in book 787, page 15, easements, building set-back lines and conditions of owners certificate, as shown on plan of record in book 2663, pages 22 and 23 and restrictive covenants of record in book 2689, page 38, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,447.32

Subscribed and sworn to before me, this the 20TH day of November 1968

Affiant Emory P. Lester

My commission expires: Jan-21-1971 (Affix Seal)

Notary Public D B Duncan

This is { unimproved / improved (X) } property, known as 523 Annex Avenue (House Number) Nashville, Tenn. (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said

Emory P. Lester and wife Sharon H. Lester

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Emory P. Lester and wife Sharon H. Lester

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 20TH day of November, 19 68 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lummie W. Kemp Jr

Evelyn L. Kemp

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H.B.Duncan *a Notary Public in and for said County and State,* Evelyn L. Kemp and Lummie W. Kemp Jr.

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* 20th. *day of* November, *19* 68.

H.B.Duncan *Notary Public*

Commission expires Jan-21-1971.

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.....

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, Lummie W. Kemp Jr.

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

Witness my hand and official seal at _____

this _____ day of _____, 1968

_____ Notary Public

Commission expires _____

NOV21 68	CONV	14,447.32			
NOV21 68	S'TAX		A*	37.44	
NOV21 68	PR'FEE		A*	.50	
NOV21 68	W'DEED		A*	3.00	* 40.94

WARRANTY DEED

FROM
Lummie W. Kemp Jr., etux

TO
Emory P. Lester, etux

A 21522

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

1 Parcel to - Dr. Emory P. Lester
4517 - Whitsett Rd.
37209