PREPARED BY
TOM G. COLEMAN, JR.
ATTORNEY AT LAW
1720 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April 1969.

Notary Public

MY COMMISSION EXPIRES: May 14th 1969

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty. at Law, 1720 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward H. Lee, et ux (NAME)	owner (NAME)	Map 54-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 45
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D-27748

FOR AND IN 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. M. Sparkman and wife, Susie C. Sparkman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Lee and wife, Dorothy B. Lee

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 the 4th Civil District of Davidson County, Tennessee, being Lot No. 145 on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, Page 108, Register's Office for said County, as follows:

Beginning at a point in the southeasterly margin of Louviers Lane, a monument at the northwest corner of this lot; thence with said margin northeasterly 31.4 feet and 161.4 feet, and 40.0 feet, to a monument; thence around a curve 39.27 feet to a point in the southwesterly margin of Kennett Road; thence with said margin southeasterly 131.9 feet; thence south 50 degrees 44 minutes 42 seconds west 194.3 feet; thence north 44 degrees 27 minutes west 200.0 feet to the point of beginning.

Being the same property conveyed to J. M. Sparkman by deed from J. R. Coarsey, Trustee, as of record in Book 4252, Page 282, said Register's Office.

Susie C. Sparkman joins in this conveyance to convey any and all rights she may have in the above described property.

This conveyance is made subject to all applicable Metropolitan government planning and zoning regulations and to restrictions of record in Book 3816, Page 544, Book 4162, Page 870, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Lot 145, Louviers Lane, Old Hickory, Tennessee
(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 our hand s this 14th day of April, 1969

J. M. Sparkman

Susie C. Sparkman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Forest B. Talbot, a Notary Public in and for said County and State, the within named J. M. Sparkman and wife, Susie C. Sparkman

the bargainor s, 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 14 th day of April 1969

Commission expires 5-2 6.9

Forest B. Talbot
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

_____
Notary Public

APR 17 '69 CONV *7,000.00
APR 17 '69 ST TAX B* 18.20
APR 17 '69 REC FEE B* .50
APR 17 '69 W DEED B* 3.00 * 21.70

WARRANTY DEED

FROM

J. M. Sparkman, et ux

TO

Edward H. Lee, et ux

Please mail to:
Talbot Realty Co.
2544 Lebanon Rd.
Nashville, Tenn. 37214

A 37485

IDENTIF. REFERENCE

APR 17 9 06 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.