WARRANTY DEED

BOOK 4466 PAGE 491

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kay W. Lee, et ux (NAME)	Commerce Union Bank (NAME)	25W 01865
4308 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 60387 (STREET ADDRESS)	Map 103-4
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37206 (CITY) (ZONE) (STATE)	Par 18

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged

This instrument was prepared in the office of Barksdale, Whalley, Leaver Gilbert & Frank SEVENTH FLOOR Third National Bank Building Nashville, Tennessee 37219

By _____ Rector

we, Floyd H. Bedwell, Juanita Bedwell Hamer and the Third National Bank in Nashville, Executor of the estate of Annie L. Bauman, deceased

have this day bargained and sold, and do hereby transfer and convey unto the said Kay W. Lee and wife, Maybelle Lee,

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 209, of Block 11, of the Map of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the northerly side of Idaho formerly Fifth Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to John C. Bauman and wife, Annie L. Bauman, by deed from Jeane Eugene Lawrence and wife, Pauline Mary Lawrence, of record in Book 2039, page 733, and by deed of correction of record in Book 2142, page 411, Register's Office for Davidson County, Tennessee, the said John C. Bauman having predeceased Annie L. Bauman, and she having since died and under the terms of her will of record in Will Book 96, page 89, Probate Court for Davidson County, Tennessee, Juanita Bedwell Hamer and Floyd H. Bedwell were named as devisees of said will and the Third National Bank in Nashville was named as Executor of the estate of Annie L. Bauman.

Floyd H. Bedwell, further releases any and all rights that he may be entitled to by virtue of a certain deed of record in Book 4323, page 25, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,750.00

Subscribed and sworn to before me, this the 8th day of December 19 70

Affiant Kay W. Lee (Kay William Lee)

My commission expires: 11-12-72 (Affix Seal)

Notary Public Mary E. Jackson

This is (unimproved) (improved) (X) property, known as 4308 Idaho Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Kay W. Lee and wife, Maybelle Lee,

their (successors), heirs and assigns forever. do covenant that they 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.

They further covenant and bind their heirs and representatives to warrant and forever defend the title to said real estate to said Kay W. Lee and wife, Maybelle Lee, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 12th day of October 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUGUST 10, 1974
BONDED THRU FRED W. DIESTELHORST

Floyd H. Bedwell
FLOYD H. BEDWELL

Juanita Bedwell Hamer
JUANITA BEDWELL HAMER RECTOR

THIRD NATIONAL BANK IN NASHVILLE

By Robert K. McMichael

THIRD NATIONAL BANK IN NASHVILLE, As Executor of the estate of Annie L. Bauman, but no further or otherwise.

BY _____
Vice President and Trust Officer

BOOK 4466 PAGE 492

CALIFORNIA

STATE OF ~~XXXXXXXXX~~)
COUNTY OF ~~XXXXXXXX~~
SAN JOAQUIN

Personally appeared before me, ... *a Notary Public in and for said County and State,* FLOYD H. BEDWELL .....

..... *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 Stockton, California ~~XXXXXXX~~ *this* 6th *day of* October, *19*70.

..... *Notary Public*

Commission expires 1974

JOAN M. MOORE
NOTARY PUBLIC—CALIFORNIA
SAN JOAQUIN COUNTY
My Commission Expires Apr 14, 1974

FLORIDA

STATE OF ~~XXXXXXXX~~
COUNTY OF ~~XXXXXXXX~~ PINELLAS

Before me, Robert A. McMichael, *a Notary Public of the State and County aforesaid, personally appeared* JUANITA BEDWELL HAMER RECTOR *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 Clearwater, Pinellas County, Florida, *this* 15th *day of* October, *19*70.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUGUST 19, 1973
BONDED THRU FRED W. DIESTELHORST

Robert A. McMichael *Notary Public*

Commission expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public within and for said County and State, personally appeared _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the _____ of the THIRD NATIONAL BANK, the within named bargainor, a corporation, and that he as such _____, 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 _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of December, 1970.

My Commission expires _____

_____
Notary Public

DEC 14	CONV	*9,750.00		
DEC 14	S'TAX		A*	25.22
DEC 14	PR'FEE		A*	.50
DEC 14	W'DEED		A*	3.00
				28.72

A 99194

IDENTIF. REFERENCE

DEC 14 2 51 PM '70

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
FLOYD H. BEDWELL, JUANITA BEDWELL HAMER RECTOR &
THIRD NAT'L BANK, NASHVILLE, EXECUTOR

TO
Kay W. Lee, et ux

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

Return to:
Russell H. Hyder, Jr.
2624 Fleet, L & C Tower
Nashville, Tenn.