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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 74.

Notary Public

MY COMMISSION EXPIRES My Commission Expires October 29, 1975
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

| Joel Riggs & Company | 2319 Crestmoor Road | Nashville, Tennessee |
|---|---|---|
| NAME | ADDRESS | |

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James P. & Betty Jean Lester | Home Federal Savings & Loan Association | 130-2, Par 160 |
| (NAME) | (NAME) | |
| 4410 Iroquois Avenue | Life & Casualty Towers | BM7975 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37205 | Nashville, Tennessee 37219 | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, Robert L. Welsh and wife, Cathleen G. Welsh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Lester and wife, Betty Jean Lester

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 7th Civil District of Davidson County, Tennessee, being the westerly 180 feet of lot No. 16 on the plan of the subdivision of lots Nos. 12 and 13 and re-subdivision of lots Nos. 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, page 112, Register's Office for said County.
Said part of lot No. 16 fronts 180 feet on the northerly side of Iroquois Place and runs back 209 feet, more or less, on the easterly line and 200 feet 9 inches on the westerly line, with the easterly margin of Jackson Boulevard, to the southern boundary line of lot No. 6 on said plan and measures 180 feet thereon.

Being the same property conveyed to Robert L. Welsh and wife, Cathleen G. Welsh, by deed from Robert W. Kitchel and wife, Emily S. Fletcher Kitchel, of record in Book 4521, Page 957, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 4410 Iroquois Avenue (Belle Meade) Nashville, Tennessee 37205
(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 21st day of February, 19 74.

Robert L. Welsh  Cathleen G. Welsh

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Joel Riggs, a Notary Public in and for said County and State, the within named Robert L. Welsh and wife, Cathleen G. Welsh

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 Davidson County, Tennessee, this 21st day of February 19 74

Commission expires My Commission Expires October 29, 1975

Joel Riggs
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 (their several oaths) (his oath) (himself) acknowledged (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

File In File Room
L-50-648-2

WARRANTY DEED

FROM
Robert L. Welsh and wife, Cathleen G. Welsh

TO
James P. Lester & wife, Betty Jean Lester

C 43322

IDENTIF. REFERENCE

FEB 25 3 28 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| FEB25 74 | CONV | 82,500.00 | | |
| FEB25 74 | S TAX | | A* 214.50 | |
| FEB25 74 | PR FEE | | A* .50 | |
| FEB25 74 | W DEED | | A* 4.00 | * 219.00 |