This instrument was prepared by: BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RUSSELL W. BROTHERS, ET UX (NAME)	Same	130-2-160
4410 Iroquois Avenue (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4922 PAGE 867 (NAME) (STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of EIGHTY-NINE THOUSAND NINE HUNDRED ($89,900.00) and No/100ths ---------- Dollars,
paid partially in cash by Russell W. Brothers and wife, Mary Kate Brothers, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the agreement by Russell W. Brothers and wife, Mary Kate Brothers, to assume an indebtedness evidenced by a Promissory Note in the amount of $50,000.00 from James P. Lester and wife, Betty Jean Lester, payable to the order of Home Federal Savings & Loan Association of Nashville, which is secured by a Deed of Trust conveying the property hereinafter described to Attorneys Title Company, Inc., Trustee, of record in Book 4791, page 198, R.O.D.C., Tenn., and by accepting delivery of this Deed the Grantees evidence their assumption and agreement to pay said indebtedness, We, James P. Lester and wife, Betty Jean Lester,
have this day bargained and sold, and do hereby transfer and convey unto the said

Russell W. Brothers and wife, Mary Kate Brothers,

their ~~XXXXXX~~, *heirs and assigns,*

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

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, said Register's Office.

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 eastern 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 James P. Lester and wife, Betty Jean Lester, by deed from Robert L. Welsh and wife, Cathleen G. Welsh, dated February 21, 1974, of record in Book 4791, page 196, said Register's Office.

This conveyance is expressly subject to the following: (1) 1975 Real Property Taxes. (2) An easement for a private alley as set forth in the Deed from Belle Meade Company to Luke Lea of record in Book 589, page 299, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $89,900.00

Subscribed and sworn to before me, this the 16th day of June, 1975.

Affiant

My commission expires: October 24, 1977
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 4410 Iroquois Avenue, Nashville, Tennessee 37205
(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

Russell W. Brothers and wife, Mary Kate Brothers,

their ~~XXXXXX~~

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.,* except for the encumbrances noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Russell W. Brothers and wife, Mary Kate Brothers,

their

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 16th day of June, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Kate Brothers

Betty Jean Lester

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William K. Terry Jr., a Notary Public in and for said County and State, James P. Lester and Betty Jean Lester

the within named 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 16th day of June, 19 75.

William K. Terry Jr. Notary Public

Commission expires October 26, 1977

WILLIAM K. TERRY, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

JUN 17 75 CONV 89,900.00
JUN 17 75 S'TAX A* 233.74
JUN 17 75 PR'FEE A* .50
JUN 17 75 W'DEED A* 4.00 * 238.24

WARRANTY DEED

FROM

JAMES P. LESTER AND WIFE,

~~XXXX~~

BETTY JEAN LESTER

TO

RUSSELL W. BROTHERS AND WIFE,

MARY KATE BROTHERS

D 0 3 1 0 3

IDENTIF. REFERENCE

JUN 17 11 00 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238