This Instrument Was Prepared By: William J. Faimon, Attorney
200 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4934 PAGE 757

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DR. JAMES LESTER, ET UX (NAME)	FIDELITY FED. SAV. & LOAN ASSN (NAME)	
3715 WEST END AVENUE (STREET ADDRESS OR ROUTE NUMBER)	FOURTH & UNION STREET (STREET ADDRESS)	104-9
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE 37219 (CITY) (ZONE) (STATE)	188 Pal

FOR AND IN CONSIDERATION of the sum of --------Ninety-Five Thousand & no/100-------
------($95,000.00)---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations

We, HARRY W. PEFFEN and wife, ANN W. PEFFEN

have this day bargained and sold, and do hereby transfer and convey unto the said DR. JAMES P. LESTER and wife, BETTY J. LESTER

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 5 of Block "B" on the Map of Bransford Realty Company's Golf & Country Club Subdivision, as of record in Book 332, Page 152, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the southerly side of West End Avenue and runs back between parallel lines, with the easterly margin of Leonard Street, 190 feet to a dead line.

Being the same property conveyed to Harry W. Peffen andwife, Ann W. Peffen, by deed from Raymond L. Barrett, of record in Book 4605, Page 559, 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 $ 95,000.00

Subscribed and sworn to before me, this the 31st day of July, 19 75

Affiant

My commission expires 2/8/78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3715 West End 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
DR. JAMES P. LESTER and wife, BETTY J. 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* DR. JAMES P. LESTER and wife, BETTY J. LESTER
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31st *day of* July, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BOOK 4934 PAGE 758

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, CAROLYN HASTINGS, *a Notary Public in and for said County and State,* HARRY W. PEFFEN and ANNW. PEFFEN, *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* 21st *day of* July, *19* 75

Carolyn Hastings
Notary Public

Commission expires 2/8/78

CAROLYN HASTINGS ★ NOTARY PUBLIC ★ DAVIDSON COUNTY

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 .....

110259-6

WARRANTY DEED

FROM

HARRY W. PEFFEN, ET UX Ann W.

TO

DR. JAMES LESTER, ET UX
Betty J.

D 08046

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

JUL 23 2 44 PM '75

FELIX A. MILLER JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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JUL 23 75	CONV	95,000.00			
JUL 23 75	S'TAX		A*	247.00	
JUL 23 75	PR'FEE		A*	.50	
JUL 23 75	W'DEED		A*	4.00	* 251.50