BOOK 4943 PAGE 409

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe L. Lester et ux (NAME)	First Federal Savings & Loan (NAME)	
7407 Bridle Drive (STREET ADDRESS OR ROUTE NUMBER)	Association Fourth and Union (STREET ADDRESS)	Map 142-2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 135

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the balance of an indebtedness secured by deed of trust of record in Book 4506, page 125, Register's Office for Davidson County, Tennessee, which the Grantees herein assume and agree to pay,

We, GARY WAYNE FOX and wife, ELIZABETH BYRN FOX,

have this day bargained and sold, and do hereby transfer and convey unto the said JOE L. LESTER and wife, ANN W. LESTER, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 184 on the Plan of Cross Timbers, Section IV, as of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 184 fronts 85.00 feet on the southerly side of Bridle Drive and runs back 160.20 feet on the easterly line and 141.83 feet on the westerly line to a dead line in the rear on which it measures 104.80 feet.

Being the same property conveyed to Gary Wayne Fox and wife, Elizabeth Byrn Fox, by deed from Cecil F. Fox and wife, Sara P. Fox, of record in Book 4398, page 783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4317, page 284, Register's Office for Davidson County, Tennessee; owner's certificate, certain easements and setback lines, as shown on plan of record in Book 4175, page 54, 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 $ 45,000.00

Subscribed and sworn to before me, this the 15th day of August 19 75

My commission expires: April 30, 1978 (Affix Seal)

Affiant

Notary Public Mar. John L. Dean, Jr.

DAVIDSON COUNTY, TENN. PUBLIC

This is ( ) unimproved (X) improved property, known as 7407 Bridle Drive, 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 JOE L. LESTER and wife, ANN W. 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,* except as hereinabove set forth, and taxes for the year 1975, subject to which this conveyance is executed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Joe L. Lester and wife, Ann W. Lester, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 15th day of August, 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.*

Gary Wayne Fox
Gary Wayne Fox

Elizabeth Byrn Fox
Elizabeth Byrn Fox

This instrument prepared by:
Schulman, McCarley, Hollins and Price
P. O. Box 2707
Nashville, Tennessee 37219

BOOK 4943 PAGE 410

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mr. John L. Dean, Jr., a Notary Public in and for said County and State, Gary Wayne Fox and wife, Elizabeth Byrn Fox,

the within named bargainors, 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 15th day of August, 1975.

Mr. John L. Dean, Jr. Notary Public

Commission expires April 30, 1978

JOHN L. DEAN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ .....

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 1975

Deputy Register

AUG 19 75	CONV	45,000.00			
AUG 19 75	S'TAX		A*	117.00	
AUG 19 75	P&'FEE		A*	.50	
AUG 19 75	W'DEED		A*	4.00	* 121.50

WARRANTY DEED

FROM
Gary Wayne Fox et ux

TO
Joe L. Lester et ux

D 11938

IDENTIF. REFERENCE

AUG 19 3 34 PH '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238