This instrument prepared by:
Don L. Smith, Attorney
Home Federal Building
Nashville, Tennessee

BOOK 4951 PAGE 168

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Tom Akira Teraoka et ux.	Fidelity Federal S. & L. Assn.	136-7-141
(NAME)	(NAME)	
204 Clearlake Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Tom Akira Teraoka and wife, Shirley J. Teraoka, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Tom Akira Teraoka and wife, Shirley J. Teraoka, have assumed and agreed to pay the unpaid balance of an original indebtedness of $38,600.00 secured by deed of trust of record in book 4676, page 490, Register's Office for Davidson County, Tennessee,

We, Robert E. Lee, Jr. and wife, Edith F. Lee,

have this day bargained and sold, and do hereby transfer and convey unto the said Tom Akira Teraoka and wife, Shirley J. Teraoka, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Priest Lake Park, Section IV, as of record in book 4460, pages 15, 16 and 17, Register's Office for said County.

Said Lot No. 206 fronts 87.75 feet on the northerly side of Clearlake Drive and extends back 120.58 feet on the westerly line and 128.3 feet on the easterly line to a dead line measuring 131.0 feet thereon.

Being the same property conveyed to Robert E. Lee, Jr. and wife, Edith F. Lee, by deed from United Builders, Inc., of record in book 4676, page 488, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Subscribed and sworn to before me, this the 12th day of September 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 204 Clearlake 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 Tom Akira Teraoka and wife, Shirley J. Teraoka, 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 above set out, and taxes for 1975 which are assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tom Akira Teraoka and wife, Shirley J. Teraoka, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 12th *day of* September, *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.*

Edith F. Lee
Edith F. Lee

Robert E. Lee
Robert E. Lee, Jr.

By: Edith F. Lee
Edith F. Lee, Attorney in Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Edith F. Lee

the within named bargainor..., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 12th day of September, 19 75.

Mary Emery
Notary Public

Commission expires 4/25/76

MARY EMERY 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...

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 1975, before me personally appeared Edith F. Lee, to me known to be the person who executed the foregoing deed in behalf of Robert E. Lee, Jr., and acknowledged that she executed the same as the free act and deed of said Robert E. Lee, Jr.

Witness my hand and official seal at office in Nashville, Tennessee, this 12th day of September, 1975.

Mary Emery
Notary Public

MARY EMERY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 4/25/76

SEP 16 75	CONV	46,000.00			
SEP 16 75	S'TAX		A*	119.60	
SEP 16 75	PR'FEE		A*	.50	
SEP 16 75	W'DEED		A*	4.00	* 124.10

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN CENTER BLDG.
2

WARRANTY DEED

FROM
Robert E. Lee, Jr. et ux.

TO
Tom Akira Teraoke et ux.

D 15671

IDENTIFICATION REFERENCE

Sep 16 8 23 AM '75

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of

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