Deed Prep; J. Hill, Atty.-320 S. Gallatin Rd., Madison, Tn., 37115

WARRANTY DEED

BOOK 4987 PAGE 440

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.& Mrs.James R. Laster	Same	RD 11670
(NAME) 4132 Edwards Avenue	(NAME)	61-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	104-pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100*****---------- *Dollars,*

Cash in hand paid, and for other good and valuable considerations, the receipt of which is hereby acknowledged, therefore;

We, Wallace R. Driver et ux, Lucille Driver, the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said James Ray Laster et ux, Ester Pouder Laster, the grantees, and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:* Situated in the 12 Civil District of Davidosn County, Tennessee, as follows; Being the northerly 50 feet of lot no. 120 and the southerly 25 feet of lot no. 121 on the plan of Maplewood Heights Subdivision, as of record in Book 547, page 77 and 78, register's Office said County.

Said parts of said lots nos. 120 and 121 front together 75 feet on the easterly side of Edwards Avenue and extend back between parallel lines 300 feet to a dead line.

Being the same property conveyed from Irene V. Clark by Warranty Deed to Wallace R. Driver as of record in Book 4939, page 318 Register's Office Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 28,750

Subscribed and sworn to before me, this the 9th day of January 19 76

Affiant: James Ray Laster

My commission expires: 11-6-76 (Affix Seal)

Notary Public: Billy J. Howell

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved ( ) property, known as ..... (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 grantees, and 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* grantees and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness Our *hand* s *this* 8th *day of* January, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wallace R. Driver

Lucille Driver

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh Howell, *a Notary Public in and for said County and State,* Wallace R. Driver and Lucille Driver

*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 Madison, *Tennessee, this* 8th *day of* January, *19*76.

Hugh Howell
Notary Public

Commission expires 11-6-76

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 .....

JAN 12 76 CONV 28,750.00
JAN 12 76 S'TAX B* 74.62
JAN 12 76 PR'FEE B* .50
JAN 12 76 W'DEED B* 4.00 * 79.12

WARRANTY DEED

FROM

Wallace R. Driver et ux,

TO

James R. Laster et ux,

D 3 1 7 0 5

IDENTIF. REFERENCE

JAN 12 11 06 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS