This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5160 PAGE 950

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Louis T. Lester & Bonnie F. Lester (NAME)	Same (NAME)	83-14-186
717 Drummond Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23W-16090
Nashville, Tennessee 37211 (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 Louis T. Lester and wife, Bonnie F. Lester, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Margaret B. Miller, a widow,

Margaret B. Miller

have this day bargained and sold, and do hereby transfer and convey unto the said Louis T. Lester and wife, Bonnie F. Lester, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the north 50 feet of Lot No. 89 on the Map of Edgefield Land Company's First Addition, of record in Book 57, page 130, Register's Office for said County.

Said part of said Lot No. 89 fronts 50 feet on the westerly side of South 17th Street and runs back between parallel lines, with the southerly margin of an alley, 150 feet to another alley in the rear.

Being the same property conveyed to William C. Miller and wife, Margaret B. Miller, by deed from Wm. G. Alexander and Thos. R. Alexander, recorded in Book 4733, page 195, Register's Office for said County, the said William C. Miller having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 17th day of June 19 77

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 306 South 17th Street, 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 Louis T. Lester and wife, Bonnie F. Lester, their (successors), heirs and assigns forever. I covenant that I am 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 taxes for 1977 which are prorated and assumed by the purchasers.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Louis T. Lester and wife, Bonnie F. Lester, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 17th day of June, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret B. Miller

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Margaret B. Miller, a widow

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 17th day of June, 1977.

Mary Ensey
Notary Public

Commission expires 4/21/80

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 20 77	CONV	12,500.00			
JUN 20 77	S'TAX		B*	32.50	
JUN 20 77	PR'FEE		B*	.50	
JUN 20 77	W'DEED		B*	4.00	* 37.00

WARRANTY DEED

FROM Margaret B. Miller

TO Louis T. Lester et ux.

E 0 9 7 1 2

IDENTIFICATION REFERENCE

JUN 21 8 07 AM '77

FEE DAVIDSON COUNTY, TENN. REGISTER

Compliments of

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

RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 32105