THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

BOOK 5163 PAGE 414

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard Jonathan Lee, Jr.	Howard Jonathan Lee, Jr.	Map 119-2
(NAME)	(NAME)	
57 Glenrose Avenue	57 Glenrose Avenue	Pg. 242
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	6DA-15692
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100

($10.00)---------- *Dollars,*

cash in hand paid by the grantee; HOWARD JONATHAN LEE, JR., and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Vendor's Lien in favor of Elsie English dated September 21, 1974, in the original amount of $12,000.00, of record in Book 4854, Page 33, Register's Office for Davidson County, Tennessee; (See instrument for complete terms and conditions);

We, BILLY E. PRESTON and wife, DORRIS L. PRESTON,

have this day bargained and sold, and do hereby transfer and convey unto the said
HOWARD JONATHAN LEE, JR., his

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Sterling Heights, Section Five, of record in Book 1835, Page 37, Register's Office for said County.

Said lot fronts 90 feet on the southerly side of Glenrose Avenue and runs back 210 feet on its easterly line and 226.4 feet on its westerly line, which is a broken line, to a dead line in the rear, on which it measures 43 feet.

Being the same property conveyed to Billy E. Preston and wife, Mikkie C. Preston, by deed from Elsie English, of record in Book 4854, Page 33, said Register's Office, and by Decree of the Sixth Circuit Court for Davidson County, Tennessee title to the same was divested out of Mikkie C. Preston and vested in Billy E. Preston, which Decree appears of record in Minute Book 18C-, Page 2099.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $16,500.00

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

Affiant

My commission expires: 1-31-81.
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 57 Glenrose 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
HOWARD JONATHAN LEE, JR., his

(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 herein stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* HOWARD JONATHAN LEE, JR., his

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

Witness our hands this 17th day of June, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorris L. Preston

Billy E. Preston

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billie E. Preston, et ux, Dorris L. Preston,

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 17th day of June, 19 77.

Notary Public

My Commission Expires 1-31-81.

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.....

WARRANTY DEED

FROM

BILLY E. PRESTON, ET UX

TO

HOWARD JONATHAN LEE, JR.

E 10939

TRENTON REFERENCE

Jun 24 10 30 AM '77

FEE

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

JUN24'77 CONV 16,500.00
JUN24'77 S'TAX B* 42.90
JUN24'77 PR'FEE B* .50
JUN24'77 W'DEED B* 4.00 * 47.40