This instrument prepared by:
Charles F. Frazier, Attorney
200 Court Square Bldg.
300 James Robertson Pkwy., Nashville, Tn. 37201

WARRANTY DEED

BOOK 5254 PAGE 498

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Overton Lea, Jr.	Home Federal Savings & Loan	104-5
(NAME:) 3606 Central Avenue	(NAME) 230 4th Avenue North	228 288 Rev
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, *Dollars,*

HIDEO FUJITANI and wife, MISAE FUJITANI

have this day bargained and sold, and do hereby transfer and convey unto the said OVERTON LEA, JR. and wife, JACQUELYN J. LEA

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

LAND in Davidson County, Tennessee, being Lot No. 252 on the Plan of Richland Realty Cos. Second Subdivision, Division "B", as of record in 332, page 92, Register's Office for said County.

SAID Lot No. 252 fronts 50 feet on the northerly side of Central Avenue and runs back between parallel lines, 200 feet to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to HIDEO FUJITANI and wife, MISAO FUJITANI by deed from ALEXANDER LIMOR, and VICTOR LIMOR of record in Book 4956, page 826, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $54,500.00

Subscribed and sworn to before me, this the 15th day of February, 19 78

My commission expires: My Commission Expires Feb. 22, 1981

Affiant

Notary Public

This is unimproved ( ) improved (XX) property, known as 3606 Central Avenue, Nashville, Tn. 37205
(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 OVERTON LEA, JR. and wife, JACQUELYN J. LEA 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 for 1978 taxes which have been prorated and assumed by the grand deeds.

We *further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to said real estate to said* OVERTON LEA, JR. and wife, JACQUELYN J. LEA their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* February, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Hideo Fujitani

Misae Fujitani

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the Undersigned, *a Notary Public in and for said County and State,* HIDEO FUJITANI and wife, MISAO FUJITANI

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 Nashville, *Tennessee, this* 15th *day of* February, *19* 78

My Commission Expires

Barbara D. Risner *Notary Public*

Commission expires Feb. 23, 1981

BARBARA D. RISNER 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 .....

RETURN TO HOME FEDERAL
Loan# 553,892-3

WARRANTY DEED

FROM
HIDEO FUJITANI and wife,
MISAO FUJITANI

TO
OVERTON LEA, JR. and wife,
JACQUELINE LEA

FEB 17 78 CONV 54,500.00
FEB 17 78 S'TAX B* 141.70
FEB 17 78 PR'FEE B* .50
FEB 17 78 M'DEED B* 4.00 * 146.20

F 5 1 2 2 2

IDENTIF. REFERENCE

FEB 17 3 15 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE