This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 5298 PAGE 145

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
O. H. Mason and wife, Dorothy B. Mason 3612 Meadow Drive (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Same (NAME) (STREET ADDRESS) (CITY) (ZONE) (STATE)	16DA1370 Map. 117-7 Par. 44

For and in Consideration of the sum of Ten and 00/100 ($10.00)----------

----------*DOLLARS*
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Katherine E. Hightower, Executrix of the Estate of Monterey Soper Ezell,

have bargained and sold, and by these presents do transfer and convey unto the said O. H. Mason and wife, Dorothy B. Mason, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 14 on the Plan of the A. B. Montgomery Land as of record in Plan Book 1, Page 22, Chancery Court of Nashville. Being part of Lots Nos. 38, 39, and 40 of Block "A" on the Map of Walter Stokes Home Place Subdivision, as of record in Book 974, Page 92, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 30, 1949, and more fully described as follows:

Beginning on the southerly margin of Lombardy Avenue at the northeast corner of the property conveyed to Walter S. Blankenship by Deed from Robert H. Perry and wife, of record in Book 1284, Page 283, said Register's Office; thence with Blankenship's easterly line southerly 203 feet to an iron pin, Blankenship's southeast corner; thence eastwardly 150 feet to an iron pin; thence northwardly 178.7 feet to an iron pin at the southerly margin of Lombardy; thence with said Avenue westwardly 100 feet to the beginning.

Being the same property conveyed to Monterey Soper Ezell, a widow, by Deed from Alfred R. Flautt, an unmarried man, of record in Book 4098, Page 230, said Register's Office, the said Monterey Soper Ezell having died and having directed by Will of record in Book 123, Page 388, County Court Clerk's Office of Davidson County, Tennessee, that said property be sold by the Executrix of her estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $50,000.00

Subscribed and sworn to before me, this the 13 day of January, 19 76

O. H. Mason
Affiant

My commission expires: Feb 4-1979 (Affix Seal)

Louise S. Simmons
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TEN.

E 70902

BOOK 5298 PAGE 146

IDENTIF. REFERENCE

JUN 13 3 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN13 78	CONV	50,000.00			
JUN13 78 S'TAX			B*	130.00	
JUN13 78 PR'FEE			B*	.50	
JUN13 78	W'DEED		B*	6.00	* 136.50

This is unimproved ( ) improved (X) property, known as 2003 Lombardy Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said O. H. Mason and wife, Dorothy B. Mason, their *heirs and assigns, forever.*

And I *do covenant with the said* O. H. Mason and wife, Dorothy B. Mason, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for taxes for the year 1978 which have been prorated and assumed by Grantees. This property is also subject to an easement for sewer line of record in Book 4088, Page 893, Register's Office for Davidson County, Tennessee.

And I, Katherine E. Hightower, Executrix for the Estate of Monterey Soper Ezell *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* O. H. Mason and wife, Dorothy B. Mason, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 13 th *day of* June, *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.*

Katherine E. Hightower, Executrix
Katherine E. Hightower, Executrix for the Estate of Monterey Soper Ezell

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Louise S. Clemmons, a Notary Public in and for said County and State, the within named Katherine E. Hightower, Executrix for the Estate of Monterey Soper Ezell,

the 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 13 day of June, 19 78.

Louise S. Clemmons, Notary Public.

Commission Expires Feb 4 - 1979

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires .

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 .