This instrument prepared by: Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5309 PAGE 430

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. P. Russell, Jr. et ux	SAME	Map 104-10
(NAME)	(NAME)	
2012 Tyne Boulevard		Parcel 227
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37215		
(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 W. P. Russell, Jr. and wife, Lynne M. Russell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Ellielyn Lewis Lechleiter, widow
have bargained and sold, and by these presents do transfer and convey unto the said W. P. Russell, Jr. and wife, Lynne M. Russell,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lots No. 2 and 3 on the Plan of the Resubdivision of Lots 18, 19 and part of 20 of Block 7 of Fairfax Place, of record in Book 5190, page 127, Register's Office for said County, said lots being described together as follows:

Beginning at a point in the northerly margin of Blair Boulevard, said point being the southeast corner of said Lot No. 2 and the southwest corner of Lot No. 1 on said plan; thence with said north margin north 79° 00' 06" west 110.61 feet to a point; thence with a curve to the right having a radius of 24.999 feet a distance of 42.147 feet to a point in the east margin of 32nd Avenue; thence with said east margin of 32nd Avenue north 17° 35' 50" east 72.63 feet to a point; thence with a curve to the right having a radius of 202.497 feet and with the southeasterly margin of Hillside Drive a distance of 135.67 feet to a point; thence leaving said southeasterly margin of Hillside Drive south 34° 15' 20" east 84.07 feet to a point; thence south 86° 25' 57" east 64.00 feet to a point; thence south 64° 26' 07" west 66.73 feet to a point; thence south 26° 04' 14" west 24.34 feet to a point; thence south 7° 47' 58" west 105.91 feet to the point of beginning.

Being part of the property conveyed to John H. Lechleiter by deeds of record in Book 723, page 165, Book 1025, page 295 and Book 1229, page 78, said Register's Office and devised to Ellielyn Lewis Lechleiter by will of John H. Lechleiter, of record in Will Book 64, page 88, Office of the County Court Clerk for Davidson County, Tennessee.

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 6th day of July, 19 78

Affiant

My commission expires: 4/16/82 (Affix Seal)

Notary Public

DAVIDSON COUNTY, TN

This conveyance is subject to a 20-foot building setback line from Blair Boulevard, and conditions of Owner's Certificate of record in Book 5190, page 127, Register's Office for Davidson County, Tennessee, and also a 20-foot building setback line from Blair Boulevard, Hillside Drive and 32nd Avenue.

unimproved (xx)
This is improved ( ) property, known as Lots 2 & 3 at corner of Blair Blvd. and Hillside Dr. 32nd Avenue
(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 W. P. Russell, Jr. and wife, Lynne M. Russell *their heirs and assigns, forever.*

And I *do covenant with the said* W. P. Russell, Jr. and wife, Lynne M. Russell *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 1978 taxes which are prorated and paid by the seller.

And I, Ellielyn Lewis Lechleiter *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. P. Russell, Jr. and wife, Lynne M. Russell, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 6th *day of* July, *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.*

Ellielyn Lewis Lechleiter

Ellielyn Lewis Lechleiter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia A Woodland, *a Notary Public in and for said County and State, the within named* Ellielyn Lewis Lechleiter, widow

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* 2nd *day of* July, *19* 78

Patricia A Woodland *Notary Public.*

Commission Expires June 6, 1982

PATRICIA A. WOODLAND NOTARY PUBLIC DAVIDSON COUNTY, TN

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM

TO

E 75877

IDENTIF. REFERENCE

JUL 11 9 13 AM '78

FELIX Z. [illegible] REGISTER
DAVI[illegible]

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

JUL 11 78	CONV	24,000.00			
JUL 11 78	S'TAX		B*	62.40	
JUL 11 78	PR'FEE		B*	.50	
JUL 11 78	W'DEED		B*	8.00	* 70.90