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

BOOK 5359 PAGE 111

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Stewart Lexow et ux	First Tennessee Bank N. A. Memphis	Map 130-9
(NAME)	(NAME)	
	P. O. Box 474	Parcel 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------($10.00)---------- *Dollars,*
cash in hand paid by Stephen Stewart Lexow and wife, Alice Irene Lawver and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Kent E. Hoffmeister and wife, Wanda L. Hoffmeister

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen Stewart Lexow and wife, Alice Irene Lawver, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 19 of Block "B" on the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for said County. Said Lot No. 19 fronts 100 feet on the southerly side of Alton Road and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Kent E. Hoffmeister and wife, Wanda L. Hoffmeister by deed from R. J. Menefee and wife, Lucy Menefee of record in Book 4340, page 384, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities, 50-foot building set-back line of record in Book 1130, page 62, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 69,900.00

Subscribed and sworn to before me, this the 31 day of Oct 19 78

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 137 Alton Road (House Number) Nashville, Tennessee 37205 (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this. 31st *day of* October *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.*

X Kent E. Hoffmeister
Kent E. Hoffmeister

X Wanda L. Hoffmeister
Wanda L. Hoffmeister

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Kent E. Hoffmeister and wife, Wanda L. Hoffmeister

*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* 31st *day of* Oct, *19*78.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 4/18/82

Nancy L Vitt *Notary Public*

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 .....

NOV-28 CONV 69,900.00
NOV-28 S'TAX B* 181.74
NOV-28 PR'FEE B* .50
NOV-28 W'DEED B* 4.00 * 186.24

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

WARRANTY DEED E-235298

FROM
Kent E. Hoffmeister et ux

TO
Stephen Stewart Lexow et ux

E 98085

IDENTIF. REFERENCE

Nov 2 12 42 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627