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

BOOK 5447 PAGE 672

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mildred J. LeMaire	SAME	75-4-166
(NAME)	(NAME)	
901 Fairwin Ave		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37216		
(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 Mildred J. LeMaire and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Bill H. Mason and wife, Helen M. Mason

have this day bargained and sold, and do hereby transfer and convey unto the said Mildred J. LeMaire

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 416 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for said County.

Said Lot No. 416 fronts 98.25 feet on the northeast side of Augusta Drive and extends back 147.69 feet on the northwest line and 153.86 feet on the southeast line to a dead line measuring 92.52 feet thereon.

Being the same property conveyed to Bill H. Mason and wife, Helen M. Mason by deed from John L. Etka and wife, Barbara J. Etka, of record in Book 4793, page 409, Register's Office for said County.

This conveyance is subject to an easement for public utilities and drainage, 40-foot building setback line from Augusta Drive, and conditions of Owner's Certificate of record in Book 4460, page 19, Register's Office for said County; and restrictive covenants of record in Book 4511, page 994, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 51,000.00

Subscribed and sworn to before me, this the 5-2 day of June, 19 79

Affiant Mildred J LeMaire

My commission expires: Jan 11 1980 (Affix Seal)

Notary Public Robert W Hyde

unimproved ( )
This is improved XX property, known as 533 Augusta Drive, Nashville, Tennessee 37207
(House Number) (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 1979 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 8th *day of* June, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bill H. Mason

Bill H. Mason

Helen M. Mason

Helen M. Mason

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert Loffi, *a Notary Public in and for said County and State,* Bill H. Mason and wife, Helen M. Mason

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* 8th *day of* June, *19* 79.

Robert Loffi *Notary Public*

Commission expires Mar 1 1980

ROBERT L. LOFFI * 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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
2000 Richard Jones Rd.
Nashville, Tenn. 37215

236724

WARRANTY DEED

FROM

Bill H. Mason and wife,
Helen M. Mason

TO

Mildred J. LeMaire

F 33699

IDENTIF. REFERENCE

JUN 11 8 14 AM '79

FELIX ... 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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51000.00-	CO
			132.60	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	137.10-
			8353A06/11/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 33699

IDENTIF. REFERENCE

JUN 11 8 14 AM '79

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 689315