THIS INSTRUMENT PREPARED BY:
MARTIN & COCHRAN
4th Floor, 226 Third Ave. N.
Nashville, TN 37201

WARRANTY DEED

BOOK 5506 PAGE 580

5166

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. R. Buchi d/b/a Erban Realty Company		Map 71-11
(NAME:) P. O. Box 40407	(NAME:) Same	Parcels
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37204	(STREET ADDRESS)	14 & 15
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

05/28 342.30 - CHECK

For and in Consideration of the sum of Ten ---------- *DOLLARS*

cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Patty Lester,

F. 5 4 9 3 1

RUSH IDENTIF. REFERENCE

SEP 28 2 28 PM '79

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

have bargained and sold, and by these presents do transfer and convey unto the said E. R. Buchi, d/b/a Erban Realty Company, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of Nashville Trust Company's Subdivision of John Woodard Lands, as of record in Book 161, page 127, Register's Office for said County, described as follows:

BEGINNING at a point in the center line of Dickerson Pike 79 feet north of the common corner of Lots Nos. 1 and 2 on said Plan; thence easterly 442 feet, more or less, to a point in the center of Luton Street, said point being 79 feet north of the line between Lots Nos. 1 and 2; thence along the center line of Luton Street, northerly 184 feet to the common corner of Lots 2 and 3; thence with the line between said Lots 2 and 3, westerly 433 feet to a point in the center line of Dickerson Pike, said point being the southwest corner of Lot No. 3 and the northwest corner of Lot No. 2; thence southerly with the center of said Pike 160 feet to the point of beginning.

BEING the same property conveyed to Charles R. Byrn, Jr., and wife, Patty Byrn, by deed from Doc Wallace Motors, Inc., a Tennessee Corporation, of record in Book 3856, page 673, Register's Office for Davidson County, Tennessee. The said Charles R. Byrn, Jr., having since died. The said Patty Byrn now being Patty Lester.

TRACT 2:

Land in Davidson County, Tennessee, being the southerly 79 feet of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me, this the 27 day of September 19 79

Affiant

My commission expires 2-11-83 (Affix Seal)

Notary Public

Lot No. 2 on the Plan of Nashville Trust Company's Subdivision of the Lands of John Woodard, Deceased, as of record in Book 161, page 127, Register's Office for said County, described as follows:

BEGINNING in the center of the Dickerson Pike at the corner of Lots Nos. 1 and 2 on said Plan; thence easterly with the line between said two lots, 446 feet to the center of a street called Luton Street; thence northerly with the center of said Street, 79 feet; thence westerly and parallel with the line between Lots 1 and 2, 442 feet, more or less, to the center of Dickerson Pike; thence southerly with the center of said pike, 79 feet to the beginning.

BEING the same property conveyed to Charles R. Byrn Jr., and wife, Patty Byrn, by deed from F. C. Wallace and wife, Martha R. Wallace, of record in Book 3856, page 677, Register's Office for Davidson County, Tennessee. The said Charles R. Byrn Jr., having since died. The said Patty Byrn now being Patty Lester.

And of which is subject to all questions of boundary lines, location of improvements and area contained therein; easement for water and sewer, of record in Book 4083, page 626, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as ..... Dickerson Pike, Nashville, TN
(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 ---------- E. R. Buchi, d/b/a Erban Realty Company his ----- *heirs and assigns, forever.* And Patty Lester *covenants with the said* E. R. Buchi, d/b/a Erban Realty Company *that* Patty Lester is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for 1979 property taxes.

And Patty Lester does *further covenant and bind* herself, her *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. R. Buchi, d/b/a Erban Realty Company, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 28th *day of* September, *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.* Lambeth Lester, husband of Patty Lester, joins herein for the sole and exclusive purpose of relinquishing his marital or other rights such as he may have to the said property.

Patty Lester

Lambeth Lester

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. June Pulliam, a Notary Public in and for said County and State, the within named Patty Lester

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 24th day of September, 1979.

[signature], Notary Public.

Commission Expires 4/28/81

STATE OF TENN
COUNTY OF DAVIDSON

Personally appeared before me, PHILIP H. MAYES, a Notary Public in and for said County and State, the within named LAMBETH LESTER

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

Witness my hand and official seal at NASHVILLE, TENN. this 24th day of SEPT. 1979.

Philip H Mayes, Notary Public.

Commission Expires 5-10-81

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5506 PAGE 583

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			130000.00-	CO
			338.00	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 347.50-
5166A	09/28/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.5493 F.

T
IDENTIF. REFERENCE

SEP 28 2 28 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 715364