BOOK 5511 PAGE 135

Form No. WD-1

7108 10/09 271.70- CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

John B Lonsdale
Affiant

102,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER 1979

Rebecca C Dietz
Notary Public

MY COMMISSION EXPIRES: 8-26-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Independent Title Company, Suite 1704 - 17th Floor, One Commerce Place, Nashville, Tn. 37239

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
John E. Lonsdale (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 54-14
109 Rising Sun Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 52
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	MD-27800

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Pedro DeLeon Calvez and wife Julieta Calvez

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Lonsdale and wife Cecile A. Lonsdale

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 257 on the Plan of Brandywine Farms, Section 15, of record in Book 4660, page 123, Register's Office for said County.

SAID Lot No. 257 fronts a total of 132.5 feet on the east side of the cul-de-sac of Rising Sun Court and runs back 297.4 feet on the south line and 249.4 feet on the north line to a line in the rear which measures a total of 193.3 feet thereon.

BEING the same property conveyed to Pedro DeLeon Calvez and wife, Julieta Calvez, by deed from J. R. Coursey, Trustee, of record in Book 4933, page 882, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to a 10-foot utility easement, a 2.5 X 30 foot anchor easement, a 50-foot building setback line from Rising Sun Court and an Owner's Certificate of record in Book 4660, page 123, said Register's Office. Restrictive covenants of record in Book 4846, page 75, said Register's Office.

1979 taxes are prorated and paid by the sellers.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) unimproved ( ) property, known as 109 Rising Sun Court (House Number) (Street) Old Hickory (P. O. Address) Tennessee (City or Town) 37138 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 1ST day of OCTOBER, 1979

Pedro De Leon Galvez
Pedro DeLeon Calvez

Julieta T. Galvez
Julieta Calvez

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pedro Deleon Galvez and wife Julieta Galvez

the 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 1ST day of OCTOBER 19 79.

Commission expires 8-26-83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Pedro Deleon Galvez et ux

Julieta Galvez

TO

John F. Lonsdale et ux

Cecile A. Lonsdale

F. 56548

IDENTIF. REFERENCE

OCT 9 10 49 AM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5511 PAGE 137

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
		102000.00-	CO	
			265.20	CO TX
			.50	PRFEE
			6.00	WDED
			CHECK	271.70-
7108A10/09/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 56548

IDENTIF. REFERENCE T

OCT 9 10 49 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 717252