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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
John Willis Lea, IV, et ux	Same	7D 32310
(NAME) 143 W. Brookfield Avenue	(NAME)	130-9-17
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars---------- DOLLARS and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged said consideration expressly including the assumption by Grantees of the entire indebtedness upon a note made by the Grantor and secured by a first mortgage deed of trust to Attorneys Title Company, Inc., Trustee, of record in Book 5023, page 396, Register's Office of Davidson County, to secure original principal sum of $39,750.00, payable to Home Federal Savings & Loan Association, said assumption of indebtedness and agreement to indemnify and hold Grantor harmless against any and all claims which may hereafter arise out of said indebtedness being expressly signified by the signatures of Grantees hereinbelow, I, Morton B. Howell, III, as Grantor, ----------

have bargained and sold, and by these presents do transfer and convey unto the said John Willis Lea, IV and wife, Ellen Bradford Lea

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block C, on the 2nd Revised Plan of the Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for said county.

Said Lot No. 15 fronts 125 feet on the southerly side of Brookfield Avenue and extends back 163.23 feet on the easterly line and 164.03 feet on the westerly line, to a dead line in the rear, measuring 125 feet thereon.

Being the same property conveyed to Morton B. Howell, III, unmarried, by deed from Howard F. Butler and wife, Evelyn Collins Butler, of record in Book 5023, page 394 Register's Office of Davidson County, Tennessee.

Said property is subject to the lien of a first mortgage deed of trust from Grantor herein to Attorneys Title Company, Inc., Trustee, of record in Book 5023, page 396 R.O.D.C., which indebtedness the Grantees expressly assume, and is further subject to certain restrictive covenants filed for record October 30, 1945 and of record in Book 1357, page 41, Register's Office for Davidson County, Tennessee, and to certain easments shown on the plan of record in Book 1130, page 62, said Register's Office and to all zoning laws now in effect enacted by the Metropolitan Government of Nashville and Davidson County, Tennessee, and is further subject to taxes for the current year, which are prorated as of 31 March, 1980, and expressly assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 143 (House Number) West Brookfield Avenue (Street) Nashville, (City or Town) 37205 (Zip Code) (P. O. Address)

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.

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. Undersigned, Anne T. Howell, wife of Grantor, joins in this conveyance for the sole purpose of releasing, relinquishing and transferring to the Grantees all interest in said property which she may have arising out of the matital relationship, but not further or otherwise.

WITNESS our hands this 31st day of March, 1980.

Morton B. Howell

Anne T. Howell

Ellen W. Lea

Ellen Bradford Lea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Alleen H. Thomas, a Notary Public in and for said County and State, the within named Morton B. Howell, III and wife, Anne T. Howell

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1980.

My commission expires 4/18/82 Notary Public Alleen H. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alleen H. Thomas, a Notary Public in and for said County and State, the within named John Willis Lea, IV and wife, Ellen Bradford Lea

the bargainor S/C, 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 March, 1980.

My commission expires 4/18/82 Notary Public Alleen H. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 63,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Ellen Bradford Lea

Sworn to and subscribed before me
this ~~31st~~ 1st day of ~~March~~ April, 1980.

~~My commission expires~~ Notary Public

This instrument was prepared by:

Name	Address
Morton B. Howell	400 Court Square Bldg., Nashville, TN 37201

939 04/01 170.00- CHECK

WARRANTY DEED

FROM

TO

F 82974

IDENTIF. REFERENCE

APR 1 10 06 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5585 PAGE 153

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
			63250.00- CO	
			164.32 CO TX	
			.50 PRFEE	
			6.00 MOFEE	
			CHECK	170.82-
			0939A04/01/80 BSL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 82974

IDENTIFICATION REFERENCE

APR 1 10 06 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 749942