ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Michael F. Lovett (NAME)	First Federal Savings & Loan Assoc. (NAME)	BM-1259
6 04 Lynwood Blvd. (STREET ADDRESS OR ROUTE NUMBER)	4th at Union Streets (STREET ADDRESS)	7DA-33870
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	7DA-33865

WARRANTY DEED BOOK 5619 PAGE 46

For and in consideration of the sum of TEN and no/100------($10.00)------ DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE,

J. Lucian Davis and wife, Marguerita C. Davis

have bargained and sold, and by these presents do transfer and convey unto the said Michael F. Lovett and wife, Margaret L. Lovett

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

SEE SCHEDULE "A" ATTACHED

F 95601

IDENTIF. REFERENCE

JUN 30 2 16 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (x) property, known as 604 Lynwood Blvd. Nashville, TN 37205
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Witness our hands this 24th day of June, 19 80.

J. Lucian Davis

Marguerita C. Davis

STATE OF TENNESSEE BOOK 5619 PAGE 47

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J. Lucien Davis and wife, Marguerita C. Davis

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 27th day of June, 19 80.

My commission expires 7/18/82 Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 93,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Angela M. Courtney

Sworn to and subscribed before me this 27th day of June, 19 80.

My commission expires 1/22/84 Notary Public Thomas J. Scott

This instrument was prepared by:

Name	Address
Truman S. Wrenne, Atty	344 4th Avenue North Nashville, Tennessee 37219

G-257478

WARRANTY DEED

FROM J. Lucien Davis, ET UX

TO Michael F. Lovett, ET UX

FILE PIONEER TITLE CO.

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

TRACT I: BOOK 5619 PAGE 48

Land in the 7th Civil District of Davidson County, Tennessee, being the north part of Lot No. 201 and the south part of Lot No. 200 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, March 8, 1946, as follows:

BEGINNING at a point at an iron pin in the easterly margin of Lynwood Boulevard, at the northwest corner of the property owned by Frank C. Drake, being 59.45 feet north of the original corner of Lots Nos. 200 and 201; thence along Drake's south line, South 83° 30' East 289 feet to an iron pin in the west margin of Brighton Avenue, now closed, being 45.9 feet north of the corner of Lots Nos. 200 and 201; thence with the east line of said lots, and along the west margin of Brighton Avenue, now closed, southerly 125 feet to a point which is 79.1 feet south of the corner of Lots 200 and 201, and 120.9 feet north of the north margin of Seventh Street, now closed, as shown on said plan of Royal Oaks Subdivision; thence westerly 311.5 feet to an iron pin in the east margin of Lynwood Boulevard, at a point which is 136.85 feet north of the north margin of Seventh Street, above referred to; thence with the margin of Lynwood Boulevard, northerly 125 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being a part of the westerly or rear part of Lot No. 8 on the Plan of Veevers' Addition to Royal Oaks Subdivision, of record in Book 2083, page 13, Register's Office for said County, and a small tract adjoining Lot No. 8 on the north side, being a portion of Brighton Avenue, closed, described in two parts as Tracts "A" and "B".

TRACT "A" is described as follows:

BEGINNING at a point in the north line of Lot No. 8, a corner of Lot No. 27, as of record in Book 1424, page 31, Register's Office; thence along the westerly line of Lot 27, northerly 43.3 feet to a point; thence westerly 60 feet to a point; thence southerly along the rear westerly line of Lot No. 8 extended, 125 feet; thence easterly 60 feet to a point; thence northerly 81.7 feet to the beginning.

TRACT "B" is described as follows:

BEGINNING in the dividing line between Lots Nos. 7 and 8 at a point 426.15 feet west of the west margin of Sunnybrook Drive; thence along the line between said lots, west 60 feet to the southwest corner of Lot No. 8; thence north along the rear line of said lot 102.7 feet to a point; thence east 60 feet, more or less, to a point; thence south 99.3 feet to the beginning.

Being the same property conveyed to J. Lucian Davis and wife, Marguerita C. Davis, by deed from Vianda Hale Hill, of record in Book 5161, page 724, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5619 PAGE 49

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
			93000.00-	CO
			241.80	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	251.30-
7041	A	06/30/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 95601

T
IDENTIF. REFERENCE

JUN 30 2 16 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 765422