THIS INSTRUMENT PREPARED BY:
Paul Holbrook Attorney
412 Nashville Trust Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

BOOK 5771 PAGE 165

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethel Pauline Phillips, et al (NAME)	Dave Leaver (NAME)	58
3550 Vesters Lane (STREET ADDRESS OR ROUTE NUMBER)	3550 Vesters Lane (STREET ADDRESS)	Par. 158
Nashville, Tenn. 37218 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37218 (CITY) (ZONE) (STATE)	

7161 -77/16 51.50- CHEC

For and in Consideration of the sum of TEN AND NO/100 -($10.00) - *DOLLARS*

cash in hand paid receipt of which I, Beulah J. Leaver, acknowledge and the love and affection which I, Beulah J. Leaver, bear toward my children, Ethel Pauline Phillips, Lola Frances Pemberton and Dave Leaver, Jr., and further consideration the said Beulah J. Leaver shall reserve and retain a home in the hereinafter described property and shall continue until death of the said Beulah J. Leaver, at which time the said Ethel Pauline Phillips, Lola Frances Pemberton and Dave Leaver, Jr. shall own the hereinafter described property absolutely and in fee simple.

G 5 1.0 4 2
IDENTIF. REFERENCE
Jul 16 2 20 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
RUSH

Now, I, Beulah J. Leaver (a widow) *have bargained and sold, and by these presents do transfer and convey unto the said* Ethel Pauline Phillips, Lola Frances Pemberton and Dave Leaver, Jr. their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT 1.

Being Lots Nos. 1 and 2, and all of 3 except a small strip out of the southeast corner thereof, and the north part of Lot No. 4 on the Map of the Harriett Vester Tract, of record in Book 161, page 109, Register's Office for said County, and described as follows:

Beginning at a point in the center of a County Lane at the intersection of the north line of a 12-foot Lane, sometimes called Vester Lane, at the southwest corner of Lot No. 1; thence with the north line of said Vester Lane, North 83½ degrees East 246 feet to an iron pin in the north margin of said Lane at the southeast corner of the property conveyed to Clarence Douglas and wife, by deed of record in Book 1278, page 310, said Register's Office; thence along Clarence Douglas' west line northerly 110 feet to an iron pin, Douglas' northwest corner; thence north 83½ degrees east passing Douglas' northeast corner 50 feet, and along the north line of the property conveyed to George Haynes and wife, in all 100 feet to the line between Lots Nos. 4 and 5, of said Vester Tract, being 110 feet north of the north margin of said Vester Lane; thence with the line between Lots.Nos. 4 and 5, northerly 380 feet to a point, the northeast corner of Lot No. 4; thence south 57 degrees West 419.2 feet to the center of the first mentioned County Lane, at the northwest corner of Lot No. 1; thence with the center of said Lane South 17 degrees East 330 feet to the point of beginning.

Being the same property conveyed to Dave Leaver (now deceased) and wife, Beulah Leaver by deed from Lillie Douglas et vir, of record in Book 1279, page 37, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 1st day of May 19 81

Dave Leaver Jr.
Affiant

Paul Holbrook
Notary Public

My commission expires: 1/20/85.
(Affix Seal)

TRACT 2.

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to-wit:

Being the easterly 13½ ft. of the southerly 110 feet of Lot No.3 and the westerly 36½ feet of the southerly 110 feet of Lot No. 4 on the Plan of the Harriett Vester Tract as of record in Book 161, page 109, Register's Office for said County.

Said parts of Lots No. 3 and 4 front together 50 feet on the northerly side of Vester Lane and runs back between parallel lines 110 feet to a dead line.

Being the same property conveyed to Dave Leaver (now deceased) and wife, Beulah J. Leaver, by deed of record in Book 2437, page 396 Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3544 and 3550 Vester Lane Nashville 37218
(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 Ethel Pauline Phillips, Lola Frances Pemberton and Dave Leaver, Jr. their *heirs and assigns, forever.*

And I *do covenant with the said* Ethel Pauline Phillips, Lola Frances Pemberton and/Dave Leaver, Jr. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Beulah J. Leaver

do further covenant and bind myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ethel Pauline Phillips, Lola Frances Pemberton and Dave Leaver, Jr., their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 1st *day of* May, *1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Beulah Leaver

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 Beulah J. Leaver

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 1st day of May, 1981.

Paul Hollowell, Notary Public.

Commission Expires 1/20/85.

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

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

RECEIVED OF _____

FOR BOOK 5771 PAGE 168

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
			15000.00- CO	
			39.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	51.50-
7161A	07/16/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.1.0 4 2

IDENTIF. REFERENCE

JUL 16 2 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 833055