WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

return to
WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

BOOK 6049 PAGE 262

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Kevin Charles Temple (NAME)	Leader Federal Savings and Loan (NAME)	159
5460 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	158 MADISON AVE (STREET ADDRESS)	182
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	MEMPHIS, TN 38103 (CITY) (STATE) (ZIP)	

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,

JESSE R. LESTER and wife PATRICIA J. LESTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN CHARLES TEMPLE a single man

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

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly part of Lot No. 11 on the Map of the property of Robert H. DeMoss, a subdivision of a 69 acre tract, and described according to a survey made by L. D. Justice, Surveyor, April 30, 1947, and being Lot No. 11A on a survey made by Stanford & Associates, Inc., dated May 7, 1973, which is more particularly described as follows:

BEGINNING at a point in the center line of Granny White Pike, a common corner of Lots Nos. 11A and 12; thence with the line between said Lots south 86 deg. 01 min. 55 sec. east 364.78 feet to an iron stake, a common corner of Lots 11A and 11B; thence with the line between said lots north 5 deg. 25 min. 30 sec. east 238.52 feet to an iron stake in the southerly line of Lot 10; thence with the line between lots 10 and 11A north 86 deg. 47 min. 10 sec. west 371.43 feet to the center of Granny White Pike; thence with the center of said Pike south 3 deg. 49 min. west 233.5 feet to the point of beginning.

Being the same property conveyed to Jesse R. Lester and wife, Patricia J. Lester by deed from Barrett Scott Baxter and wife, Nan N. Baxter of record in Book 5676, page 909, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); and (2) Easement of record in Book 5676, page 909, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 5460 Granny White Pike Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of April, 19 83

Jesse R. Lester
JESSE R. LESTER

Patricia J. Lester
PATRICIA J. LESTER

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6049 PAGE 263

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JESSE R. LESTER and wife, PATRICIA J. LESTER the bargainor, 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, this 29th day of April, 19 83.

My commission expires 1-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such, 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.

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

Notary Public

Commission expires

H 45910

IDENTIF. REFERENCE

MAY 3 | 46 PM '83

FILED & RECORDED
DAVIDSON COUNTY, TN
KEITH MCCORMICK REGISTER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 19 83.

MY COMMISSION EXPIRES: 1-20-85 (AFFIX SEAL)

Notary Public

4775 05/03 253.50- CHECK

WARRANTY DEED

FROM

JESSE R. LESTER and wife,

PATRICIA J. LESTER

TO

KEVIN CHARLES TEMPLE

Return to:

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38 MES

WALTERS AT LAW
ATTORNEYS AT LAW
6301 2202 RICHARD JONES RD.
NASHVILLE, TN 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6049 PAGE 264

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
			96000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	253.50-
4776A05/03/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4.5 6.10

IDENTIF. REFERENCE

MAY 3 1 46 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946360