This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 301, Realtors Bldg.
306 Gay Street
Nashville, TN 37201

Address of New Owner(s)
Arthur G. Lensgraf
3827 Cleghorn Avenue
Nashville, TN 37215

Send Tax Bills To:
Same

Map-Parcel No.:
117-14-38
Field Book No.:
7DA 39255

WARRANTY DEED

BOOK 6150 PAGE 88

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, JOSEPH F. LENTZ, ERIC M. CHAZEN AND G. WALLACE WOOD (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to ARTHUR G. LENSGRAF, (the "Grantee"), his heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

BEING the northerly one-half of Lot No. 30 and the Southerly 25 feet of Lot No. 31 of Block "C" on the Plan of Hillsboro Views Development Company's Subdivision, as of record in Book 974, page 64 and 65, Register's Office for Davidson County, Tennessee.

SAID Parts of Lot Nos. 30 and 31 front 75 feet on the westerly side of Cleghorn Avenue, and run back between parallel lines, 186 feet to a dead line.

BEING the same property conveyed to Grantors by deed of record in Book 4606, page 820, Register's Office for said County.

This conveyance is made subject to 1983 property taxes, which have been pro-rated and assumed by the Grantee.

This is improved property known generally as 3827 Cleghorn Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully siezed and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds themselves their successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular 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 executed this instrument on this 3rd day of October, 1983.

RUSH

H 7:7.8 0 1

IDENTIF. REFERENCE

OCT 3 2 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Joseph F. Lentz
JOSEPH F. LENTZ

Eric M. Chazen
ERIC M. CHAZEN

G. Wallace Wood
G. WALLACE WOOD

2375 10/03 526.50- CHECK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of October, 1983, before me personally appeared JOSEPH F. LENTZ, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission Expires: July 18, 1987

Pat Nelson
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of October, 1983, before me personally appeared ERIC M. CHAZEN, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission Expires: July 18, 1987

Pat Nelson
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 3rd day of October, 1983, before me personally appeared G. WALLACE WOOD, to me known, or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission Expires: July 18, 1987

Pat Nelson
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 200,000.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of October, 1983.

Pat Nelson
NOTARY PUBLIC

My Commission Expires: July 18, 1987

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

RECEIVED OF _____

FOR _____

BOOK 6150 PAGE 90

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
			200000.00- CAMT.	
			5.20 CSTAX	
	VD		5.20- CSTAX	
			520.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	526.50-
2375A	10/03/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.7.8 0 1

IDENTIF. REFERENCE

OCT 3 2 34 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 983523