Address New Owner as follow:	Send tax bills to:	Map & Parcel
Erma Juanita Lester 1508 Montgomery Ave. Nashville, TN 37207	NY Guardian Mort.Co. P. O. Box 840 Hempstead, NY 11551	Map 71-12 Parcel 261 12DA-44135

BOOK 6362 PAGE 574

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Randal N. Louallen and wife, Sherrie L. Louallen, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Erma Juanita Lester, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 11 on the William and Hayes Plan of Bellview, as of record in Book 332, Page 51, Register's Office for said County, and further described by survey of John Kohl, dated April 12, 1983 and described as follows:

Beginning at a point 15 feet south of the southeast corner of Lot No. 10; thence, westerly and parallel to the south boundary of Lot No. 10, 135 feet to an iron pin; thence, southerly and parallel to the westerly line of Montgomery Street 85 feet to an iron pin; thence easterly 135 feet to an iron pin in the westerly margin of Montgomery Street, thence, northerly with the margin of said street, 85 feet to the point of beginning.
Being the same property conveyed to Randal N. Louallen and wife, Sherrie L. Louallen by deed from Edgar B. Finney and wife, Janie L. Finney of record in Book 6045, Page 413, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 6045, Page 416 said Register's Office.

This property is conveyed subject to an Easement of record in Book 3986, Page 348, said Register's Office.

This property is made subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 1508 Montgomery Ave., Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Erma Juanita Lester, her heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

143890

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IDENTIF. REFERENCE

AUG 20 8 23 AM '84

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

WITNESS our hands on this the 17th day of August, 1984.

Randal N. Louallen

Sherrie L. Louallen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randal N. Louallen and wife, Sherrie L. Louallen, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 17th day of August, 1984.

NOTARY PUBLIC

My commission expires: 4/17/88 .

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $28,776.85.

Affiant

Subscribed and sworn to before me this the 17th day of August, 1984.

NOTARY PUBLIC

My commission expires: 4/17/88 .

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

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

BOOK 6362 PAGE 576

RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28776.85- CAPT.	
			74.88 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	81.38-
			3230A08/20/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 43890

IDENTIF. REFERENCE

Aug 20 8 23 AM '84

DAVIDSON COUNTY, TN

No.0061974