I 45362

This Instrument Prepared By:
KING, BALLOW & LITTLE
24th Flr., First American Ctr.
Nashville, TN 37238

IDENTIF. REFERENCE

AUG 24 3 06 PM '84

DAVIDSON COUNTY, TN

WARRANTY DEED

BOOK 6357 PAGE 176

NAME AND ADDRESS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teresa K. Willoughby	Same	104-15
2707 West Linden Ave.		Par 276 RW
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the assumption by the grantee herein of the obligation to pay, when due, a certain indebtedness owed by the undersigned in favor of Fidelity Federal Savings & Loan Association, secured by a Deed of Trust on the property herein conveyed, of record in Trust Deed Book 5376, page 864, Register's Office for Davidson County, Tennessee, the present principal balance of said indebtedness being in the approximate sum of $41,188.08, we, the undersigned, JAMES P. LESTER, M.D., and wife, BETTY JEAN LESTER, have this day bargained and sold and do hereby transfer and convey unto TERESA K. WILLOUGHBY, her heirs and assigns, forever, all of our interest in and to certain property in the State of Tennessee, Davidson County, more particularly described as follows:

Being the east one-half of the north one-half of Lot No. 34 on the Plan of Belair and of record in Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said east one-half of said north one-half of said Lot No. 34 fronts 100 feet on the south side of West Linden, and runs back between parallel lines and at right angles to said Avenue, 192 feet, more or less, to a dead line.

Being the same property conveyed to Dr. James P. Lester and wife, Betty Jean Lester, and Teresa K. Willoughby by deed from Gerald H. Langley, unmarried, of record in Deed Book 5376, page 862, of said Register's Office.

08/24 24.50- CHECK

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TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereto belonging, unto the said grantee, her heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate, have a good right to convey the same, and that it is unencumbered, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate to the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the property is to be given with delivery of the deed.

WITNESS our hands on this 23rd day of August 1984.

James P. Lester, M.D.

Betty Jean Lester

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES P. LESTER, M.D., and wife, BETTY JEAN LESTER, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purposes therein expressed and contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 23rd day of August, 1984.

NOTARY PUBLIC - at - Large

My Commission Expires: 6-23-86.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Teresa K. Willoughby
AFFIANT

Subscribed and sworn to before me this the 23rd day of August, 1984.

David M. Smyth
NOTARY PUBLIC-at-Large

My Commission expires: 6-27-86.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6367 PAGE 179

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			25000.00- CONT.	
			65.00 CSTAX	
			.50 PRFEE	
			9.00 VDEED	
			CHECK	74.50-
			5048A08/24/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4536 2

IDENTIF. REFERENCE

AUG 24 3 06 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0063742