This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of March, 1987.

Notary Public

My commission expires: 4/17/88

05394

IDENTIFICATION REFERENCE

MAR 18 3 34 PM '87

FELIX DAVIDSON TX. REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

Address New Owner	**Send Tax Bills To:**	**Map and Parcel Nos.**
Four Forty Associates, Inc. 10th Floor, One Nashville Place Nashville, Tennessee 37219	**NEW OWNER**	Lot 46 - 118-8-10 Lot 47 - 118-8-9 Lot 48 - 118-8-8

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GERTRUDE LESTER, a widow, and LOUIS T. LESTER AND WIFE, BONNIE F. LESTER,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **FOUR FORTY ASSOCIATES** (the "Grantee"), their successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lots Nos. 46, 47 and 48 on the Map of the Grandview Heights Subdivision, of record in Book 161, pages 14 and 15, Register's Office for said County and described according to a survey by John Kohl and Associates, dated March 4, 1987, as follows:.

Beginning at an iron pin set at the intersection of the north boundary of Melrose Avenue and the west boundary of Eugenia Avenue; thence westerly along the north boundary of Melrose Avenue S 66 deg. [42' 14" W 150.0 feet to an iron pin in the easterly boundary of a fifteen foot alley; thence along the easterly boundary of said alley N 23 deg. 05' 09" W 150.0 feet to an iron pin; thence N 66 deg. 42' 14" E 150.0 feet to the westerly boundary of Eugenia Avenue; thence, S 23 deg. 05' 09" E 150.0 feet to the point of beginning and containing .517 acres, more or less.

Lots Nos. 46 and 47 are the same properties conveyed to Lewis Marion Lester and wife, Virginia Gertrude Lester by deed from Sallie Johnson, widow of L. C. Johnson, deceased and Lena Johnson Brown, being the only heir at law of L. C. Johnson, deceased, of record in book 1390, Page 57, Register's Office for Davidson County, Tennessee; the said Lewis Marion Lester now deceased.

Lot No. 48 is the same property conveyed to Louis T. Lester and wife, Bonnie F. Lester by deed from Memorial Trust, H. Raymond Ligon, Trustee, and HRL, Inc., equitable owner, of record in Book 6289, Page 759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the current year which have been prorated and assumed by the Grantee herein.

This conveyance is also subject to two (2) leases, which Grantor warrants are cancellable upon sixty (60) days notice.

This is improved property known as 2317, 2319, and 2321 Eugenia Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns forever.

And the Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomever.

WITNESS my hand this the 17th day of March, 1987.

Gertrude Lester
GERTRUDE LESTER

Louis T. Lester
LOUIS T. LESTER

Bonnie F. Lester
BONNIE F. LESTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **GERTRUDE LESTER, a widow**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 17th day of March, 1987.

Deborah L. Walsh
NOTARY PUBLIC

My commission expires:
4/17/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **LOUIS T. LESTER AND WIFE, BONNIE F. LESTER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that ~~she~~ executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 17th day of March, 1987.

Deborah L. Walsh
NOTARY PUBLIC

My commission expires:
4/17/88

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

RECEIVED OF _____

FOR _____

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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

120[illegible].00- CAMT
306.00 CSTAX
.50 [illegible]
6.00 MOR T
CHECK 342.50-
3549A03/18/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05394

IDENTIFI REFERENCE

MAR 18 3 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58638