BOOK 7598 PAGE 625

FORM No. WD-1

Rep 53

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 19 88

Notary Public: Evelyn D. Wright

MY COMMISSION EXPIRES: March 8, 1989

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JUANITA H. LESTER	SAME	MAP 53-3
(NAME)	(NAME)	
1512 HADLEY AVENUE		PARCEL 335
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY, TN 37138		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, LOUISE J. CLEMONS, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUANITA H. LESTER

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

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Section "C" Village of Old Hickory which is of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 197 fronts 74.6 feet on the west side of Hadley Avenue and runs back between parallel lines 167.2 feet on the north side and 147.2 feet on the south side to the rear line on which it measures 75.3 feet.

Being the same property conveyed to Thomas B. Clemons and wife, Louise J. Clemons, by deed of record in Book 3978, page 533, Register's Office for Davidson County, Tennessee, the said Thomas B. Clemons having since died, the property vests in Louise J. Clemons.

48970

IDENTIFICATION REFERENCE

JUL 14 9 47 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

6663 07/14 0101 03CHECK 255.65

This is unimproved ( ) improved (XX) property, known as 1512 HADLEY AVENUE, OLD HICKORY, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir 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 covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 13th day of July, 19 88

Louise J Clemons

LOUISE J. CLEMONS

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOUISE J. CLEMONS, Unmarried

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 13th day of July, 1988

Commission expires March 8, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

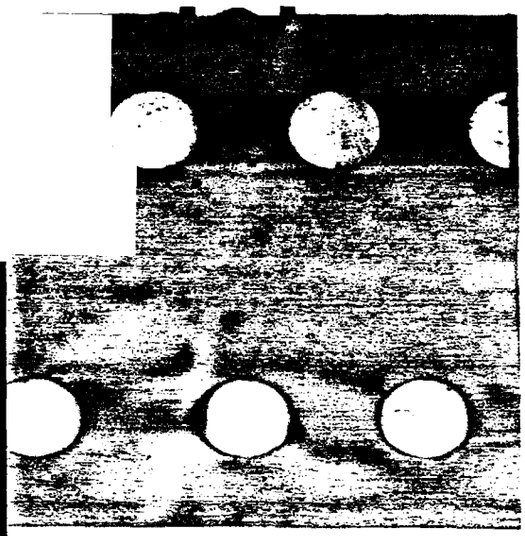
TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

OFFICIAL RECEIPT

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



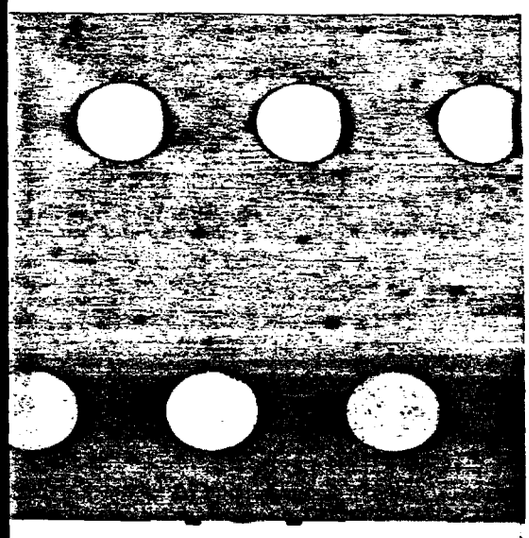
RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 75500.00
				CON TX 249.15
				PRFEE 0.50
				WDEED 6.00
				TOTAL 255.65
				CHECK 255.65
			07/14/88 01	09:49 0001 6663



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48970

IDENTIFICATION REFERENCE

Jul 14 9 47 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112495