file box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Jonathan L. Lehman
144 Ensworth Avenue
Nashville, TN 37205

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 103-16
PARCEL 25
7DA-03445

WARRANTY DEED BOOK 7863 PAGE 521

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lon Franklin Raby, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jonathan L. Lehman and wife, Ellen Eskind Lehman hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 7th, formerly the 10th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the center of Ensworth Avenue 20 feet south of the southwest corner of the lot conveyed by the First Savings Bank & Trust Company, Trustee to F. M. Bass by deed recorded in Book 613, page 497, Register's Office for said County; thence southerly, with the center of Ensworth Avenue, 250 feet to a point; thence easterly and parrallel with said Bass' south line, 433 feet with the westerly margin of a 40 feet street; thence with the westerly margin of said street, northerly 250 feet to a point 20 feet south of the lot conveyed to said Bass, above mentioned; thence westwardly 433 feet to the point of beginning.

BEING the same property conveyed to Lon F. Raby and wife, Ruby N. Raby by deed from Virginia G. Freeman, a widow of record in Book 5362, page 521, said Register's Office. Lon F. Raby and Ruby N. Raby have since been divorced by Final Decree of the Chancery Court for Williamson County, Tennessee, Docket No. 13427, with said Final Decree divesting title our of Ruby N. Raby and vesting title wholly in Lon F. Raby. Said Final Decree appears of record in Book 7465, page 918, Register's Office for Davidson County, Tennessee.

This is to certify that the undersigned Lon Franklin Raby and Lon F. Raby are one and the same.

This is (un)improved property, known as 144 Ensworth Avenue, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of June, 1989.

Lon Franklin Raby

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of June, 1989, before me personally appeared Lon Franklin Raby, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires:_____

_____
Notary Public

BOOK 7863 PAGE 522

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 455,000.00.

Jonathan L. Lehman
Affiant

Subscribed and sworn to before me, this the 12th day of June, 19 89.

My Commission Expires: 9-26-92

Notary Public

WARRANTY DEED

from:
Lon Franklin Raby,
unmarried

to:
Jonathan L. Lehman and wife,
Ellen Eskind Lehman

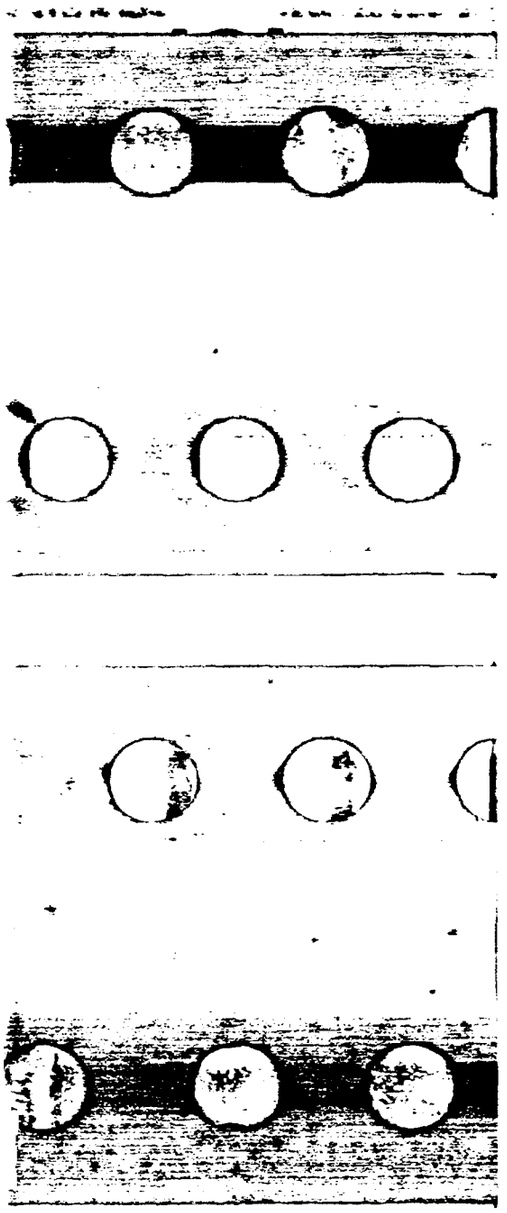
4430 06/13 01:01 CHECK 1508.00

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

JUN 13 10 46 AM '89

59904



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7863 PAGE 523

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 455000.00
CON TX 1501.50
PRFEE 0.50
WDEED 6.00
TOTAL 1508.00
CHECK 1508.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/89 01 10:48 0001 4430

40655

IDENTIFICATION REFERENCE

JUN 13 10 46 AM '89

FELIX Z. WILSON, II
REGISTER

No. 218766