Book 30

PREPARED BY: Rick M. Johnson 3221 Nolensville Rd., Ste. #1 Nashville, TN 37211

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
James K. Lester and wife Theresa J. Duren Lester 132 51st Ave., North Nashville, TN	Atlantic Coast Mortgage Co. 12700 Fair Lakes Cr., Ste. #400 Fairfax, VA 22033	103-03 206 25W-09590

WARRANTY DEED

BOOK 8112 PAGE 607

FOR AND IN CONSIDERATION of the sum of **TEN AND NO/100 ($10.00) DOLLARS,** cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, that we, **James R. Watson and wife Mary A. Watson,** have bargained and sold, and by these present do transfer and convey unto the said James K. Lester and wife Theresa J. Duren Lester the Grantee(s) herein their heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the map of H. S. Hunter's resubdivision of Block No. 7, Sylvan Park Subdivision, as of record in Book 974, Page 23, Register's Office for said County.

Said Lot No. 6 fronts 53 feet on the easterly side of 51st Avenue North, and runs back between parallel lines, 172.5 feet to a dead line.

Being the same property conveyed to James R. Watson and wife Mary A. Watson by deed from J. E. White and wife Annie N. White of record in Book 1416, Page 253, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property known as: **132 51st Ave., North, Nashville, TN**

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 heirs 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 convey 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.

Whenever 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 our hands this 17 day of MAY, 1990.

James R. Watson
James R. Watson

Mary A. Watson
Mary A. Watson

2744 pg 0

RECEIVED FOR RECORD
May 21 9 26 AM '90

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. Watson and wife Mary A. Watson, the bargainor(s), 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 at Nashville, Tennessee, this 22nd day of May, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

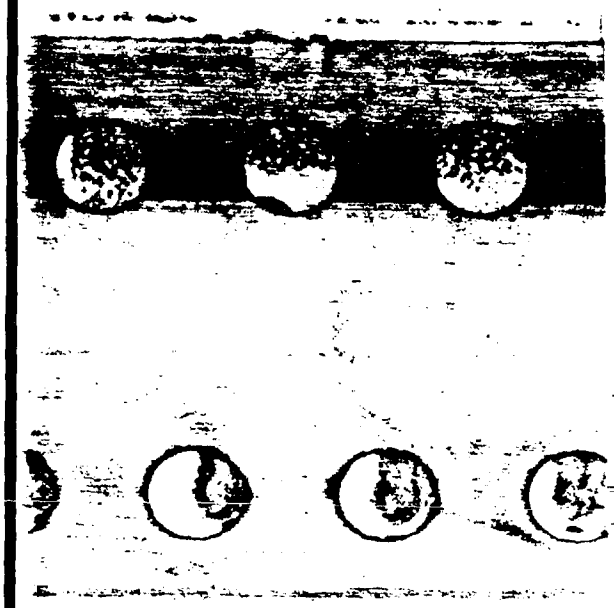
The actual consideration or true value, whichever is greater, for this transfer is $68,900.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22 DAY OF May, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
5-20-92



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

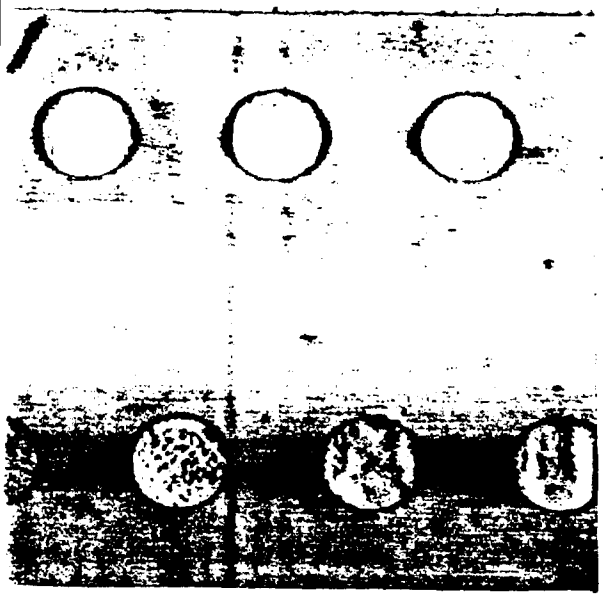
RECEIVED OF _____

FOR _____

BOOK 8112 PAGE 609

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



CAMT 68900.00
CON TX 227.37
PRFEE 1.00
MDEED 6.00
TOTAL ~~234.37~~
CHECK ~~234.37~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/21/90 01 09:29 0001 3136

2749

IDENTIFICATION

MAY 21 9 26 AM '90

No. 320565