BOOK 8655 PAGE 837

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 31994)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 138000.00

Affiant

Sworn and subscribed before me this 16th day of June, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
Alfred C. Lester, Jr.
802 South Wilson Boulevard
Nashville, Tennessee 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
Countrywide Funding Corporation
155 N. Lake Avenue
Pasadena, California 91109

MAP-PARCEL NUMBERS
116-04-179

WARRANTY DEED

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, the undersigned **Mary Pepper Peyser, and Frederic S. Peyser,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Alfred C. Lester, Jr. and spouse, Dolores O. Lester,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot no. 6 and the southerly 20 feet of Lot 5, Block H on the plan of W. M. Cantrells Subdivision of record in Book 332, Page 85, Register's Office for said County.

SAID Lot No. 6 and the southerly 20 feet of Lot 5 together front 120 feet on the southerly margin of South Wilson Boulevard, formerly Bosley Avenue, and extends back between parallel lines 221 & 1/4 feet to an alley.

BEING the same property conveyed to Mary Pepper Peyser by deed from William A. Rogers, Jr. and wife, Dorothy V. Rogers of record in Book 1729, Page 89 and by deed from William A. Rogers, Jr. and spouse, Dorothy Viola Rogers of record in Book 1639, Page 101.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

Frederic S. Peyser, spouse of Mary Pepper Peyser, joins in this conveyance solely for the purpose of waiving any marital interest he might have in the subject property.

This instrument is executed on behalf of Mary Pepper Peyser by Harriet Grable as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

20731 IDENTIF. REFERENC JUN 19 10 03 AM '92 FELIX Z. MILLSAPS REGISTER DAVIDSON COUNTY TN.

2869 06/19 0101 03CHECK 517.60

This is improved property, known as: 802 South Wilson Boulevard, Nashville, Tennessee 37215

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 16th day of June, 1992.

Mary Pepper Peyser by Harriet Grable, Atty-in-Fact

Frederic S. Peyser

Mary Pepper Peyser, By: Harriet Grable, Atty-In-Fact

State of Tennessee
County of Davidson

On this 16th day of June, 1992, before me the undersigned authority, personally appeared Frederic S. Peyser and Harriet Grable, 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 the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public

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 **Harriet Grable**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Mary Pepper Peyser**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of June, 1992.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: Sept 16, 1995

EXHIBIT "A"
To
WARRANTY DEED

FROM: Mary Pepper Peyser

TO: Alfred C. Lester and Dolores O. Lester

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Harriet Grable, Affiant

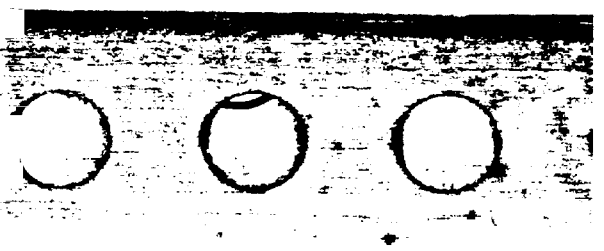
Sworn to and subscribed before me this

16th day of June, 1992.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

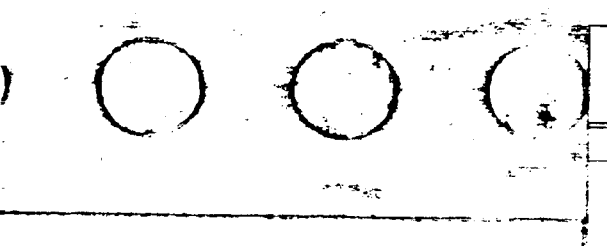
FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

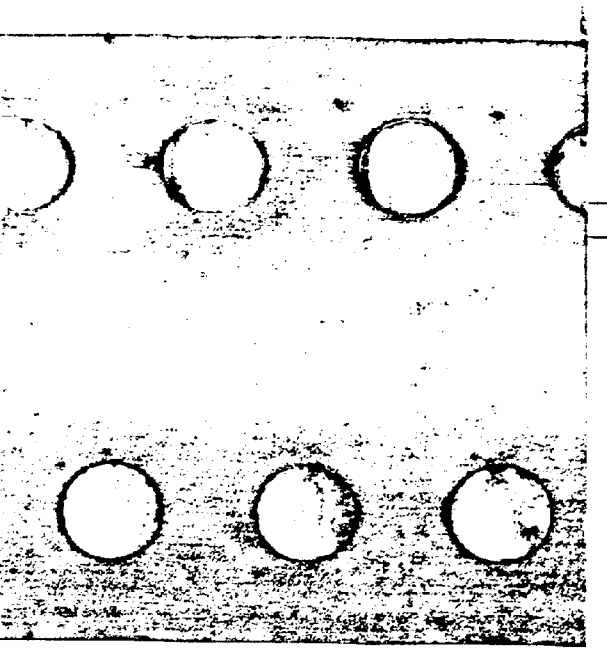
FOR _____

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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



CAMT 138000.00
CON TX 510.60
PRFEE 1.00
WDEED 6.00
TOTAL 517.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 517.60

06/19/92 01 10:04 0001 2865

20731

IDENTIF. TREFERENCE

JUN 19 10 03 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 542598