10091 670

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 30th day of March, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LEMUEL J. LASATER, UNMARRIED, herein referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said **TERRY W. VESTER and DEANNA L. VESTER, HUSBAND AND WIFE , herein referred to as Grantees, their successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 1411 FRANKLIN AVENUE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their heirs, successors and assigns forever. The Grantor es covenants and agrees with the said Grantees that Grantor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantor further covenants and binds himself/herself/themselves, his/her heirs and representatives, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Lemuel J. Lasater

LEMUEL J. LASATER UNMARRIED
Signature of Seller

5756 04/03 0101 03CHECK 290.50

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LEMUEL J. LASATER, UNMARRIED** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **30th** day of **March, 1996.**

Denise C. Allis

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

96 APR -3 AM 8:53
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

0166937
IDENTIF. A REFERENCE

Name and Address of Property Owner:

BK 10091 PG 671

TERRY W. VESTER and DEANNA L. VESTER
1411 FRANKLIN AVENUE
NASHVILLE, TN 37206

Property Address:

1411 FRANKLIN AVENUE
NASHVILLE, TN 37206

Person Responsible for Taxes:

TERRY W. VESTER AND WIFE, DEANNA L. VESTER
574 MOSS LANDING DRIVE
ANTIOCH, TN 37013.

Parcel #: MAP 83-5, PARCEL 353

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$75,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Terry W. Vester
Affiant

Sworn to and subscribed before me, a Notary Public, this **30th** day of **March, 1996.**

Denise C. Allis
Notary Public

DENISE G. ALLIS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

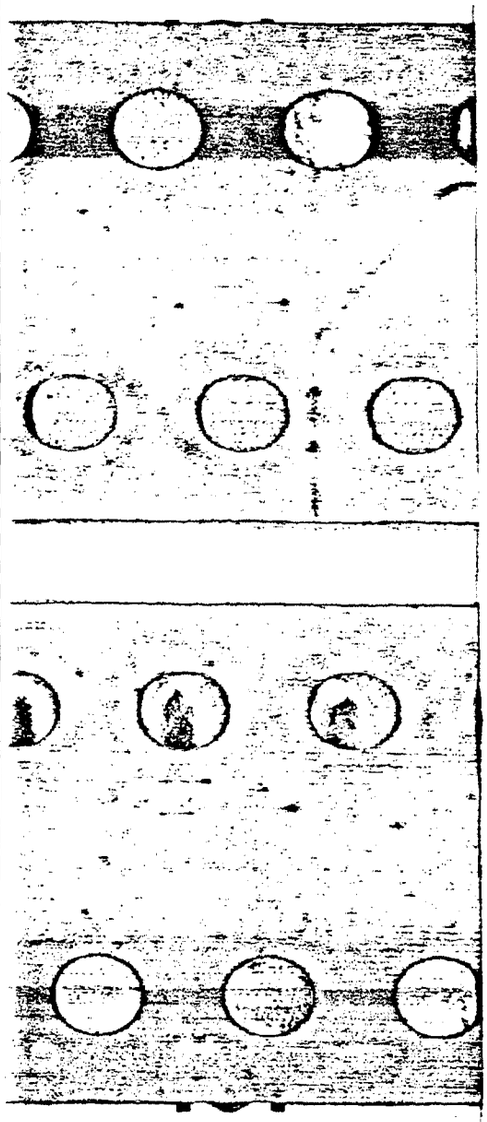
Being Lot No. 47 on the Plan of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for said County. Said lot fronts 50 feet on the north side of Franklin Avenue and runs back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to LEMUEL J. LASATER, UNMARRIED, by Deed from EARL SCUDDER, A SINGLE PERSON, of record in Deed Book 8908, Page 152, Register's Office for **DAVIDSON** County, Tennessee.

EXHIBIT 'B'

1. COUNTY real property taxes for the year 1996 and all subsequent years.

2. All matters set forth on the Plan of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK 10001 PG 673

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 290.50
				CHECK 290.50
			04/03/96 01	08:54 0001 5756

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166937
IDENTIF. & REFERENCE

96 APR -3 AM 8:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1023753