THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July 1998

Notary Public

My Commission Expires: 9-29-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
STEVEN M. FORD 306 S. 17th Street Nashville, Tennessee 37206	STEVEN M. FORD 1614 Sumner Avenue Nashville, TN 37206	MAP 83-14 PARCEL 186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND AND NO/100---------- ($ 55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, LOUIS T. LESTER AND WIFE, BONNIE F. LESTER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEVEN M. FORD AND REGINA M. WARNER AND JAMES TURNER 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:

BEING the north 50.0 feet of Lot No. 89 on the map of Edgefield Land Company's First Addition of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 50 fronts 50.0 feet on the westerly side of South 17th Street and runs back between parallel lines with the southerly margin of an alley 150.0 feet to another alley in the rear.

BEING the same property conveyed to Louis T. Lester and wife, Bonnie F. Lester, by deed from Real Security, Inc., Substitute Trustee, of record in Book 8199, page 320, Register's Office for Davidson County, Tennessee.

0462616 IDENTIF. ↑ REFERENCE

98 JUL 15 AM 10:27 REGISTER DAVIDSON COUNTY, TN

This is improved property known as 306 S. 17th Street, Nashville, Tennessee 37206

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's First Addition of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of July, 19 98.

LOUIS T. LESTER

BONNIE F. LESTER

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 LOUIS T. LESTER AND WIFE, BONNIE F. LESTER, 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 this 13th day of July, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

JR27 07/15 01:01 03CHECK 214.50

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

RECEIVED OF _____

FOR _____

BOOK 11021 PAGE 152

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

07/15/98 01 10:29 0001 3727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462616
IDENTIF. ↑ REFERENCE

98 JUL 15 AM 10:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1319427