FILE NO. 56457
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF August, 1998

Notary Public

MY COMMISSION EXPIRES 5/20/2000
(AFFIX SEAL)

BOOK 11081 PAGE 1

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS M. LESTER et al	S A M E	91-14-207
c/o VINCENT M. OLSON (NAME)	(NAME)	8DA 44700
222 Hickory Trace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mt. Juliet, Tennessee 37122 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE HEIRS AT LAW OF JOHN T. ROBERSON, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS M. LESTER and VINCENT M. OLSON

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:

SEE ATTACHED LEGAL DESCRIPTION

98 AUG 25 PM 2:48
KEITH MCDONOUGH REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0479428

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (X) property, known as 302 Orlando Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 24th day of August, 1998

X Sandra F Anderson
X Grace E Smithson
X John W Roberson
X Louise Wilson
X Peter M. Roberson
X Ronald M. Roberson

BOOK 11081 PAGE 2

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Sandra F. Anderson, Gracie E. Smithson, John W. Roberson Sr., Janice Wilson, Ruth M. Roberson, and Ronald M. Roberson Jr.

the bargainor, 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 24th day of August, 1998.

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires 5/26/02

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

TRACT ONE:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 7 on the Map of W. A. Hinton's Subdivision of Lots No. 15 and 29 of the C.C. Vernon Farm, as of record in Book 332, page 113, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the easterly side of Orlando Avenue and runs back 308 feet on the southerly line and 315 feet, more or less, on the northerly line to the center of Richand Creek, measuring 50 feet thereon.

Being the same property conveyed to John T. Roberson and wife, Annie C. Roberson by deed from Luther C. Sullivan and wife, Edna E. Sulliavan of record in Book 1274, page 218, Register's Office for Davidson County, Tennessee. The said John T. Roberson and Annie C. Roberson having since died.

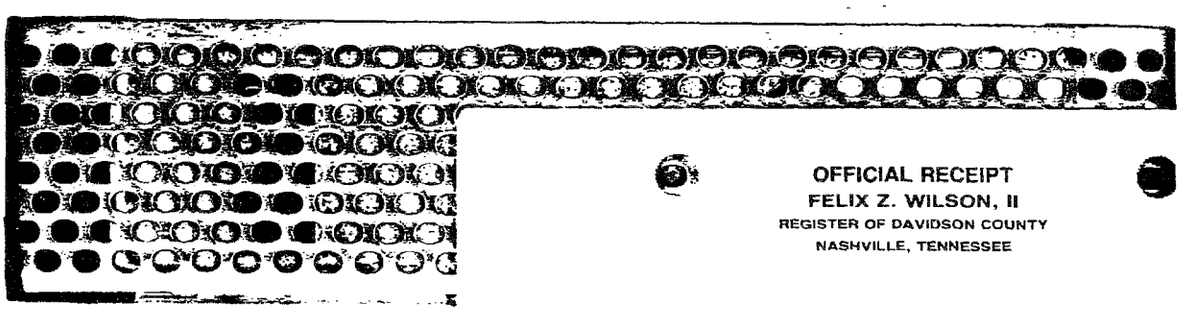
TRACT TWO:

Land in Davidson County, Tennessee, being parts of Lots No. 6 and 7 on the map of W. A. Hinton's Subdivision of Blocks No 15 and 29 of the C.C. Vernon Farm, as of record in Book 332, page 113, Register's Office for said County, described together as follows:

Beginning on the northerly line of the property conveyed to Luther C. Sullivan and wife, by deed from Howard Lovelace, et al., of record in Book 1212, page 188, said Register's Office, at a point 150 feet east of the easterly margin of Orlando Avenue; thence with said line, eastwardly 165 feet, more or less, to the center of Richland Creek; thence with the center of said Creek, northwardly 60 feet, more or less, to a point 12 feet south of the northeast corner of said Lot No. 6; thence westwardly 172 1/2 feet, more or less, to a point 150 feet east of the easterly margin of Orlando Avenue; thence southwardly and parallel with the easterly margin of said Avenue, 60 feet to the beginning.

Being the same property conveyed to John T. Roberson and wife, Annie C. Roberson by deed from Georgia Lovelace, a widow, and Howard Lovelace and wife, Hattie Lovelace of record in Book 1553, page 99, Register's Office for Davidson County, Tennessee. The said John T. Roberson and Annie C. Roberson having since died.

1769 08/25 0101 03CHECK 366-5



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

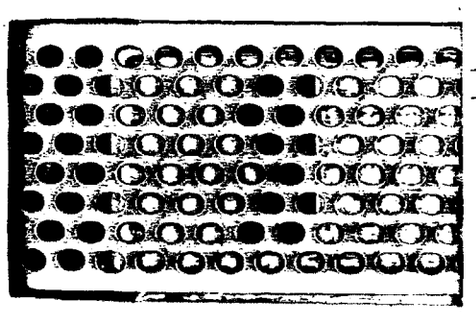
RECEIVED OF _____

FOR _____

BOOK 11081 PAGE 4

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 12.00
				CFEE 2.00
				TOTAL 366.50
				CHECK 366.50
08/25/98	01		14:48 0001	1769



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0479428
IDENTIF. ▲ REFERENCE

98 AUG 25 PM 2:4

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1337254