WARRANTY DEED

Box 28-B

The actual consideration or value for this transfer is $ 148,000.00 .

Edith H. Behel
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 29TH day of JUNE, 2000 A.D.

NOTARY PUBLIC
My Commission Expires: 3-27-04

Instr:200007030066092 Page: 1 OF 2
REC'D FOR REC 07/03/2000 2:52:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $547.60

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 306 Gay Street, Suite 200 Nashville, TN 37201, file#00050004

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Edith H. Behel 1512 Hadley Ave. Old Hickory, Tennessee 37138	New Owner	53-03 / 335.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Edith H. Behel, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, **JAMES H. LESTER**, and wife, **MAEDEAN LESTER**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

EDITH H. BEHEL , the GRANTEE herein, her heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan Section "C" Village of Old Hickory which is of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 197 fronts 74.6 feet on the west side of Hadley Avenue and runs back between parallel lines 167.2 feet on the north side and 147.2 feet on the south side to the rear line on which it measures 75.3 feet.

Being the same property conveyed to Juanita H. Lester by deed dated July 13, 1988 and of record in Book 7589, page 625Register's Office for Davidson County, Tennessee. The said Juanita Lester died on August 8, 1988, testate, and title having passed to James H.Lester and wife, Maedean Lester by Will of Juanita H. Lester of record in Will Book 164, page 283, Probate Court of Davidson County, Tennessee and by deed dated July 8, 1993, and of record in Book 9010, page 55, said Register's Office.

The above description is the same as in the previous deed of record.

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, her heirs and assigns, forever. We do covenant with the said GRANTEE 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. 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2000 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 1424, page 66, said Register's Office.
Easement for Right-of-way of record in Book 626, page 556, said Register's Office for said County.
Easement for Right-of-way for telephone lines of record in Book 662, page 743, said Register's Office.
Utility easement of record in Book 2035, page 521, said Register's Office.
Subject to Easements and Right-of-way as described in instrument of record in Book 1853, page 281, said Register's Office.

This is improved property known as: 1512 Hadley Ave., Old Hickory, TN. 37138.

Witness our hands this 29TH day of JUNE , 2000 A.D.

James H. Lester

Maedean Lester

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis IV, *a Notary Public in and for said County and State, the within named* James H. Lester and Maedean Lester *the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.*

Witness my hand and official seal at Old Hickory, *Tennessee this* 29TH *day of JUNE, 2000.*

NOTARY PUBLIC

My Commission Expires: March 27, 2004

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

LEROY JOHNSTON ELLIS IV

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WARRANTY DEED

From: *James H. Lester and wife, Maedean Lester*

To: *Edith H. Behel un-married (widow)*

Property:

1512 Hadley Ave. Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003