03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $334,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2001.

Notary Public
My commission expires: 03/14/05

Davidson County DEEDWARR
Recvd: 08/28/01 11:00 2pgs
Fees:13.00 Taxes:1239.13
20010828-0093032

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel H. Lester 2610 Westwood Ave. Nashville TN 37212	New Owner	104-15 291

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David P. Brandon, Sr. and wife, Carolyn Brandon and David P. Brandon, Jr., unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samuel H. Lester, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the easterly 60 feet of the westerly 125 feet of Lot No. 36 on the Map of Belair of record in Plat Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David P. Brandon, Sr. and wife, Carolyn Brandon and David P. Brandon, Jr., unmarried, by deed from Mary C. Jones, Wiliam R. Jones, Janis J. Walling, Vickie L. Jones, Raymond Anthony Jones, and J. Phillip Jones, of record in Instrument No. 2001031-0107931, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2610 Westwood Ave., Nashville, TN 37212

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 my hand this 23rd day of August, 2001.

David P. Brandon, Sr.

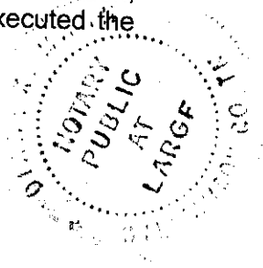
Carolyn Brandon

David P. Brandon, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David P. Brandon, Sr., Carolyn Brandon, and David P. Brandon, Jr., with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 23rd day of August, 2001.



Notary Public

My Commission expires 03/14/05