RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **40417 FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/01 13:49 2pgs
Fees:13.00 Taxes:795.50

20011121-0128099

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 215,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **13th DAY OF NOVEMBER, 2001.**

Notary Public

MY COMMISSION EXPIRES: 9/28/2004

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

My Commission Expires SEPT 28, 200

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
20th CENTURY REAL ESTATE CORPORATION **P. O. Box 40526** **Nashville, Tennessee 37204**	**S A M E**	**118-1-147** **22W 13200**

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 **I, EVELYN MARIE H. LESTER, A WIDOW**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **20TH CENTURY REAL ESTATE CORPORATION**

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 Lot No. 46 on the Plan of Idlewild, as of record in Book No. 161, Page 120, in the Register's Office of Davidson County, Tennessee.

SAID Lot 46 fronts 65 feet on the South side of Halcyon Avenue, and runs back on the East line 150 feet on the West line with the East margin of Twelfth Avenue, South, or the Granny White Pike, 152 feet to an alley.

BEING the same property conveyed to John Taylor Lester and wife, Evelyn Marie H. Lester by deed from Harry S. Lester, John Taylor Lester and Evelyn Reynolds of record in Book 8503, Page 841, Register's Office for Davidson County, Tennessee. The said John Taylor Lester having since died.

This is improved property known as 1119 Halcyon Avenue, Nashville, Tennessee 37204

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 its hands this 13th day of November, 2001.

Evelyn Marie H. Lester

EVELYN MARIE H. LESTER

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 EVELYN MARIE H. LESTER, A Widow, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of November, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/2002

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 28, 2002