This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
Nashville, Tenn.

WARRANTY DEED

BOOK 4347 PAGE 380

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ildefonso A. Alcantara	Same	OH-11254
(NAME) 1300 Saxon Dr.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of FORTY-SEVEN THOUSAND FIVE HUNDRED & NO/100 ----------($47,500.00)---------- *Dollars,*

cash in hand paid by Ildefonso A. Alcantara and wife, Patricia J. Alcantara, the receipt of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

have this day bargained and sold, and do hereby transfer and convey unto the said Ildefonso A. Alcantara and wife, Patricia J. Alcantara, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 7 on the Plan of Section I, Hillmont Estates, as of record in Book 3700, page 100, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Saxon Drive at the corner of Lots Nos. 7 and 8; thence easterly along the Drive with a slight curve 120.7 feet to a monument; thence northeasterly around a curve 38.52 feet to a monument in the westerly margin of Granny White Pike; thence northerly along the margin of said Pike, 233.9 feet to a monument; thence westerly along the rear line of Lot No. 7, 215.9 feet to the corner of Lot No. 7 and 8; thence southerly along the line between Lots 7 and 8, 243.4 feet to the beginning.

Being part of the same property conveyed to Estes-Taylor Company by deed from Paul D. Robinson and wife, of record in Book 3992, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Restrictions contained in instrument recorded in Book 4074, page 626, R.O.D.C. Tenn.
Easements and setback line and conditions of owners certificate as shown on plan of record in Book 3700, page 100, R.O.D.C. Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Subscribed and sworn to before me, this the 2 day of July 1969

Affiant: J. Frank Estes

My commission expires: Aug 1 1971 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as ..... Saxon Drive Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ildefonso A. Alcantara and wife, Patricia J. Alcantara, their *(successors), heirs and assigns forever.* Grantor *Covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except taxes for 1969

Grantor *further covenant and binds* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said* Ildefonso A. Alcantara and wife, Patricia J. Alcantara their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 2 *day of* July, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Attest: Jean Arnold
Secretary

ESTES-TAYLOR COMPANY
By J. Frank Estes
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, R. D. Swaney, *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Estes-Taylor Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 2 *day of* July, *19* 69

R. D. Swaney
Notary Public

Commission expires Aug 1 1971

WARRANTY DEED

G-218945 FROM

Estes-Taylor Company

TO

Ildefonso A. Alcantara, et ux

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

A 46582

IDENTIF. REFERENCE

JUL 3 12 31 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-3	CONV	47,500.00			
JUL-3 S'TAX			C*	123.50	
JUL-3 PR FEE			C*	.50	
JUL-3	MDEED		C*	3.00	* 127.00

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE