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FORM NO. WD-1

THIS INSTRUMENT WAS PREPARED BY
Alfred A. Hersh, Attorney at Law, 411 - 39th Avenue North, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Estes, et ux (NAME)	First Federal Savings & Loan Assn. (NAME)	Map 91-13
436 West Bend Road (STREET ADDRESS OR ROUTE NUMBER)	Union at 4th (STREET ADDRESS)	P/C 212
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A 6531 6

T

IDENTIF. REFERENCE

JAN 6 10 04 AM '70

FELIX E. MILLS JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,955.42

[signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 19 70.

[signature]
Notary Public

MY COMMISSION EXPIRES: March 13 1973

(AFFIX SEAL)

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, Emmett Frank Jackson and wife, Elizabeth Vertrease Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Estes and wife, Deola B.

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:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "L" on the Map of Croleywood Subdivision, as of record in Book 1130, page 65, Register's Office for said County.

Said Lot No. 9 fronts 60 feet on the easterly side of West Bend Road and runs back between lines, 132 feet on the north line and 133 feet on the south line, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to Emmett Frank Jackson and wife, Elizabeth Vertrease Jackson by deed from William Burks Breeding and wife, Rosemarie J. Breeding of Record in Book 3612, page 295, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note secured by a deed of trust executed by Emmett Frank Jackson and wife, Elizabeth Vertrease Jackson to Louis R. Linx, Trustee of record in Book 4009, page 434, Register's Office for Davidson County, Tennessee.

JAN-6	CONV	*7,955.42				
JAN-6	S'TAX		A*	20.80		
JAN-6	PR'FEE		A*	.50		
JAN-6	W'DEED		A*	3.00	*	24.30

This is unimproved ( ) improved (X) property, known as 436 West Bend Road, 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 2 day of January, 19 70

Emmett Frank Jackson

Elizabeth Vertrease Jackson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jean Tawater, a Notary Public in and for said County and State, the within named Emmett Frank Jackson and Elizabeth Vertrease Jackson

the bargainor 4, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 2 day of January 19 70

Commission expires November 13, 1973

Jean Tawater
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Jean Tawater, a Notary Public within and for the State and County aforesaid, personally appeared

and (his oath) (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he) as such (they)

and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such , and attesting the same by the said

as such

Witness my hand and official seal at office at on this the

day of , 19:

My commission expires

Notary Public

WARRANTY DEED

FROM
Emmett Frank Jackson, et ux

TO
James M. Estes, et ux

Dec 2 - MAIL TO:
JAMES M. ESTES
5914 O'BRIEN AVE
NASHVILLE, TENN 37209

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.