(This instrument was prepared by James A. Lesemann, Attorney at Law,
James A. Lesemann
320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4413 PAGE 586

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Larry Estes	(same)	11 D 42418
(NAME:) 4004 Devonshire Dr.	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER:) Madison Tenn	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) --- *DOLLARS*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JAMES W. BLAIR AND WIFE, BETTY E. BLAIR, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ JAMES LARRY ESTES AND WIFE, CAROL ANN ESTES, herein 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. 13 on the Plan of Ozark Hills, as of record in Book 3700, page 20, and corrected in Book 3959, page 626, Register's Office for said County.

Said Lot No. 13 fronts 125 feet on the easterly side of Curtis Drive, and extends back 330 feet on the northerly line and 348 feet on the southerly line, to a broken line in the rear on which it measures 147.25 feet.

Being part of the same property conveyed to James W. Blair and wife, Betty E. Blair, by deed from Dan G. Vaughan and wife, Laura Bell Vaughan, of record in Book 3767, page 596; as corrected by deed of correction of record in Book 3847, page 904; by deed from Benjamin S. Curtis and wife, Agnes O'Conner Curtis, of record in Book 3767, page 614; and by deed from Ernest M. Hunt, et al., of record in Book 3767, page 592; all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3920, page 37; setback line and easements as shown on Plan of record in Book 3700, page 20, as corrected in Book 3959, page 626; all in said Register's Office.

This is unimproved (X) improved ( ) property, known as 808 Curtis Drive, (House Number) (Street) Madison, Tennessee (P. O. Address: / City or Town)

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.*, except as stated herein.

And we, the said grantors, *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.*

Witness our hands *this* 26th *day of* April, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James W. Blair
(James W. Blair)

Betty E. Blair
(Betty E. Blair)

BOOK 4413 PAGE 587

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* James W. Blair and wife, Betty E. Blair,

the within named bargainor s *, 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 Madison, *Tennessee, this* 26th *day of* April, *19* 70.

Commission expires May 21, 1973 *Notary Public*

APR27	CONV	*4,500.00			
APR27	S'TAX		A*	11.70	
APR27	PR'FEE		A*	.50	
APR27	W'DEED		A*	3.00	* 15.20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self to be..... ..... *of the* ....., *the within named bargainor, a corporation, and that* ....he as such....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self as.....

Witness my hand and seal, at office in ....., *this* .....day of....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF Davidson

I Hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $4500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

James W. Blair
Affiant

Subscribed and sworn to before me this the 26 day of April 1970

Mrs. E.D. Martin
Notary Public

Commission Expires:
May 21, 1973

E.D. MARTIN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED
FROM
JAMES W. BLAIR ET UX
TO
JAMES LARRY ESTES ET UX

Paid
362 East Trinity Ln.
37207

A 75630

IDENTIF. REFERENCE

APR 27 11 34 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee