BOOK 4465 PAGE 306

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles M. Estes (NAME)	Dobson & Johnson, Inc. (NAME)	Map 133-12
413 Benita Drive (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Bldg., (STREET ADDRESS)	Pcl. 14
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4073 page 205, Register's Office for Davidson County, Tennessee.

We, Roger D. Moore and wife, M. Deloras Moore

have this day bargained and sold, and do hereby transfer and convey unto the said
Charles M. Estes and wife, Julia W. Estes

their ~~successors~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 11 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for said County.

Said Lot No. 11 fronts 70 feet on the westerly side of Benita Drive and extends back 190 feet on the northerly line and 190 feet on the southerly line to a dead line, measuring 70 feet thereon.

Being the same property conveyed to Roger D. Moore and wife, M. Deloras Moore by deed from Raymond J. Zuchinski and wife, Bettye J. Zuchinski of record in Book 4324, page 808, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,300.00

Subscribed and sworn to before me, this the 8 day of December, 1970

Affiant Charles M Estes

My commission expires 5/7/74 (Affix Seal)

Notary Public Nellie T. Wiseman

This is unimproved ( ) improved ( ) property, known as ..... (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
Charles M. Estes and wife, Julia W. Estes

their ~~successors~~, *heirs and assigns forever.* We *covenant that* we are *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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Charles M. Estes and wife, Julia W. Estes, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* December, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roger D. Moore
M. Deloras Moore

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nellie T. Weimar, *a Notary Public in and for said County and State,* Roger D. Moore and wife, M. Deloras Moore

the within named bargainors, 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.
this 8th *day of* December, *19* 70

Nellie T. Weimar *Notary Public*

Commission expires 5/7/74

NELLIE T. WEIMAR NOTARY PUBLIC DAVIDSON COUNTY

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 .....

DEC-9?? CONV 19,300.00
DEC-9??S'TAX A* 50.18
DEC-9??PR'FEE A* .50
DEC-9?? W'DEED A* 3.00 * 53.68

A98637

IDENTIF. REFERENCE

DEC 9 8 35 AM '70

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

ROGER D. MOORE, ET UX

TO

CHARLES M. ESTES, ET UX

Compliments of

Guaranty Title

Office of

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

PEDIGO & SAINDON