#169.75

WARRANTY DEED

BOOK 4477 PAGE 272

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Virgil W. Cauthen et ux		Map. 158-12
(NAME)	(NAME)	Pc. 3
1719 Kingsbury Drive	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		pw
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100-------p---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Virgil W. Cauthen and wife, D. Carol Cauthen, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Estes-Taylor Company *has bargained and sold, and does hereby transfer and convey unto the said*

Virgil W. Cauthen and wife, D. Carol Cauthen, their *(successors), heirs and assigns,*

certain real estate in Davidson, *County, Tennessee, as follows:,*

Being lot no. 547 on the Plan of Hillsboro Park, section 12, as of record in book 4175, pages 19 and 20, Register's Office for said County. Said lot No. 547 fronts 207.0 feet on the northwesterly side of Kingsbury Drive and runs back between lines 500.5 feet on the southwesterly line, which is a broken line, and 551.2 feet on the northeasterly line to a line in the rear, measuring 173.0 feet thereon.
Being part of the same property conveyed Estes-Taylor Company, Inc. by deed from Hillsboro Park, Inc. of record in book 4174, page 940, Register's Office for said County. The said Estes-Taylor Company and Estes-Taylor Company, Inc. being one and the same corporation.

Hillsboro Park, Inc. joins in this conveyance for this sole purpose and no other of giving its consent hereto.

This Instrument Was Prepared by

Phillip Saindon

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $60,400.00

Subscribed and sworn to before me, this the 17th day of December 19 70.

Affiant J. Frank Estes

My commission expires: May 8 1973 (Affix Seal)

Notary Public Mrs Jean Arnold

unimproved ( )
This is improved (X) property, known as 1719 Kingsbury Drive (House Number) (Street) Nashville P. O. Address: TN 37215 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Virgil W. Cauthen and wife, D. Carol Cauthen, their *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Virgil W. Cauthen and wife, D. Carol Cauthen, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 17th *day of* Decmber, 1970., *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

S. Tabb Jr.
Member of Committee
Hillsboro Park, Inc.

J. Frank Estes

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee this 17th day of December, 19 70.

Mrs Jean Arnold Notary Public

Commission expires May 8, 1973

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jean Arnold, a Notary Public of the State and County aforesaid, personally appeared Frank Cox, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a member of the committee of Hillsboro Park, Inc. and that as a member of such committee signed the foregoing instrument for the purposes therein contained by signing the name of the committee by himself as a member.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of December, 19 70.

Mrs Jean Arnold Notary Public

Commission expires My Commission Expires MAY 8, 1973

FEB-2[illegible]	CONV	60,400.00			
FEB-2[illegible]	S'TAX		A*	157.04	
FEB-2[illegible]	PR'FEE		A*	.50	
FEB-2[illegible]	W'DEED		A*	3.00	* 160.54

WARRANTY DEED

FROM Estes-Taylor Company

TO Virgil W. Cauthen and wife

303637

IDENTIF. REFERENCE

FEB 2 11 20 AM '71

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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