WARRANTY DEED

BOOK 4504 PAGE 305

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
A. N. Abernathy, et ux	A. N. Abernathy	FH-23305
(NAME)	(NAME)	Map 145-6
1251 Saxon Drive	1251 Saxon Drive	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 46
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	B

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

cash in hand paid by A. N. Abernathy and wife, Gay Abernathy, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Estes-Taylor Company, a Tennessee Corporation *has bargained and sold, and does hereby transfer and convey unto the said* A. N. Abernathy and wife, Gay Abernathy, their *(successors), heirs and assigns,* *certain real estate in* Davidson *County, Tennessee, as follows:* Being lot No. 29 on the Plan of Hillmont Estates, Section 2, as of record in book 3700, page 130, Register's Office for said County.
Said lot No. 29 fronts 140 feet on the easterly side of Saxon Drive and extends back 372.2 feet on the southerly line and 322.3 feet on the northerly line to a dead line measuring 337.2 feet thereon.
Being part of the property conveyed to Estes-Taylor Company, by deed from Paul D. Robinson and wife, of record in book 3992, page 144, said Register's Office.

This Instrument Was Prepared By
Dewey Pedigo Jr.
Of The Law Firm Pedigo & Saydon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 21st day of May 1971

Affiant

My commission expires: May 8, 1973 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 1251 Saxon Drive (House Number) (Street) Nashville, Tennessee 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 A. N. Abernathy and wife, Gay Abernathy, 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 A. N. Abernathy and wife, Gay Abernathy, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 10th *day of* May, 19 71, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. Frank Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], 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 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 10 day of May, 1971.

[illegible] Notary Public

Commission expires Aug 1 1971

WARRANTY DEED

FROM

Estes-Taylor Company

TO

A. N. Abernathy, et ux

Returned to:
Estes-Taylor Co
2401 Murphy Villa
37204

B 15875

IDENTIF. REFERENCE

MAY 24 11 30 AM

FELIX Z. WILSON, 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

MAY 24 71	CONV	*7,500.00				
MAY 24 71	S'TAX		A*	19.50		
MAY 24 71	PR'FEE		A*	.50		
MAY 24 71	W'DEED		A*	3.00	*	23.00