BOOK 4571 PAGE 374

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
1109 J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
George E. Douglas, Jr. (NAME)	Dobson & Johnson, Inc. (NAME)	Map 71-B
901 Oneida Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Lot 195 pd
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by George E. Douglas, Jr. and wife, Edith M. Douglas, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Horace D. Estes and wife, Sandra B. Estes,

have this day bargained and sold, and do hereby transfer and convey unto the said

George E. Douglas, Jr. and wife, Edith M. Douglas,

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

Being Lot No. 95 on the Map of Victory Heights Subdivision, as of record in Book 1130, page 97, Register's Office for said County, described as follows:
Beginning at a point in the north margin of Oneida Avenue, at the corner of Lots Nos. 95 and 96; thence with the line between said lots, northerly 167.4 feet to a point; thence westerly 60.7 feet to the easterly margin of Montgomery Avenue; thence with the margin of the same, southerly 143.1 feet (144.6 feet field measurement) to the beginning of a curve; thence around said curve southeasterly 39.27 feet to the north margin of Oneida Avenue; thence with the margin of the same, easterly 36.4 feet to the beginning.
Being the same property conveyed to Horace D. Estes and wife, Sandra B. Estes by deed from Johnny V. Hart and wife, of record in Book 3465, page 329, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,950.00

Subscribed and sworn to before me, this the 18th day of January 19 72

George E. Douglas Jr.
Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) 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

George E. Douglas, Jr. and wife, Edith M. Douglas, their

~~XXXXXX~~ *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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* George E. Douglas, Jr. and wife, Edith M. Douglas, their ~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 18th *day of* January, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Horace D. Estes
Horace D. Estes

X Sandra B. Estes
Sandra B. Estes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Horace D. Estes and wife, Sandra B. Estes, *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* 18th *day of* January, *19*72.

Notary Public

Commission expires 8/9/72

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 .....

WARRANTY DEED

FROM
Horace D. Estes, et ux

TO
George E. Douglas, Jr., et ux

JAN24 72	CONV	11,950.00				
JAN24 72	S TAX		A*	30.94		
JAN24 72	PR FEE		A*	.50		
JAN24 72	W DEED		A*	4.00	*	35.44

B 4 6 0 2 1

IDENTIF. REFERENCE

JAN 24 12 25 PM '72

FELIX R. WILSON II 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

Dobson & Johnson, Inc.