Prepared by: Choate Company
2401-B Granny White Pike
Nashville, Tennessee 37204

WARRANTY DEED

(CORPORATE FORM)

BOOK 4575 PAGE 454

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Walter Estes, et ux	Walter Estes, et ux,	
5604 New York (NAME) Avenue	5604 New York (NAME) Avenue	Map 21-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Pal. 263
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; WALTER ESTES and wife, JOYCE ESTES, and other good and valuable considerations, receipt of which is hereby acknowledged;

VALLEY CONSTRUCTION COMPANY, INC., a Tennessee corporation, *has bargained and sold, and does hereby transfer and convey unto the said* WALTER ESTES and wife, JOYCE ESTES, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 160 feet of the southerly 150 feet of Block "I", Plan No. 2, of West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

Said part of Block "I" fronts 50 feet on the northerly side of New York Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Valley Construction Company, Inc., a Tennessee corporation, by deed from Marvin L. Tibbs and wife, Thelmer Gray Tibbs, of record in book 3975, page 983, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 3rd day of February 19 72.

Affiant

My commission expires: 3-3-73.
(Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as 5604 New York Avenue, Nashville, Tennessee.
(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 WALTER ESTES and wife, JOYCE ESTES, 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 WALTER ESTES and wife, JOYCE ESTES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 3rd *day of* February, 19 72, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

VALLEY CONSTRUCTION COMPANY, INC.

By:

G. M. Choate, President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Jneall Watson, a Notary Public of the State and County aforesaid, personally appeared G. M. Choate with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the VALLEY CONSTRUCTION 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 of Valley Construction Company, Inc.

Witness my hand and seal, at office in Nashville, Tennessee this 3rd day of February, 19 72.

Jneall Watson
Notary Public

Commission expires 3-3-73.

FEB-9[72] CONV *2,000.00
FEB-9[72] S'TAX A* 5.20
FEB-9[72] PR'FEE A* .50
FEB-9[72] W'DEED A* 4.00 * 9.70

WARRANTY DEED

FROM
VALLEY CONSTRUCTION CO., INC.

TO
WALTER ESTES, and wife,
JOYCE ESTES.

B 47963

IDENTIF. REFERENCE

FEB 9 2 21 PM '72

FELIX Z. 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