BOOK 4641 PAGE 658

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$23,500.00

Joseph V. Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 1972

W. K. Georgas, Jr.
Notary Public

MY COMMISSION EXPIRES: 5/10/75
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPH V. ESTES (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	12D-13770
521 Lemont Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 61-1
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par 24

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES A. DOMINQUE et ux LOVENIA M. DOMINQUE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH V. ESTES et ux JANET L. ESTES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 308 on the Plan of Gra-Mar Acres, Section 2, of record in Book 2663, Page 113, Registers Office Davidson County, Tennessee.

SAID Lot No. 308 fronts 160 feet on the West side of Lemont Drive and runs between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Charles A. Dominque et ux Lovenia M. Dominque from D. S. Somerville et ux Eva Lee Somerville of record in Book 4516, Page 512, Registers Office Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in book 2702, Page 79, Registers Office of said County.

This is unimproved ( ) improved (X) property, known as 521 (House Number) Lemont Drive (Street) Nashville (P. O. Address) 37216 (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of September, 1972

Charles A. Dominque
CHARLES A. DOMINQUE

Lovenia M Dominque
LOVENIA M. DOMINQUE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Charles A. Dominque et ux Lovenia M. Dominque

the bargainor S, 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 27th day of September 19 72

Commission expires 5/10/75

Notary Public W. K. Georgas, Jr.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

CHARLES A. DOMINQUE et ux

LOVENIA M. DOMINQUE

TO

JOSEPH V. ESTES et ux

JANET L. ESTES

B 7 7 8 2 2

IDENTIF. REFERENCE

SEP 28 1 57 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 28 72	CONV	23,500.00			
SEP 28 72	S'TAX		A*	61.10	
SEP 28 72	PR'FEE		A*	.50	
SEP 28 72	W'DEED		A*	4.00	* 65.60

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219