WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frances C. Overbey	Fidelity Federal Sav. & Loan	OH-11260
(NAME:) 1203 Saxon Drive	(NAME:) 226 Third Avenue North	145-7 25
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37215	(STREET ADDRESS) Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN & NO/100 ---------- *DOLLARS*

cash in hand paid by Frances C. Overbey and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

This instrument prepared by:
Richard D. Speight
Goodpasture, Carpenter, Woods & Sasser
Nashville, Tennessee.

have bargained and sold, and by these presents do transfer and convey unto the said Frances C. Overbey, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 4 on the Plan of Hillmont Estates, Section 1, as of record in Book 3700, Page 100 Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 175 feet on the westerly side of Granny White Pike and extends back 450 feet on the southerly line and 374 feet on the northerly line to a dead line measuring 185 feet thereon.

Being part of the property conveyed to Estes-Taylor Company, a corporation, by deed from Paul D. Robinson and wife, Irene C. Robinson, as of record in Book 3992, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a written agreement between Frances Overbey, her heirs or assigns, and Estes-Taylor Company, dated July 24, 1973, concerning driveway and public utility easement 30' wide extending between the north property line and the south property line of lot described herein.

Accepting this Deed, Grantee covenants to pay for one-fifth of the maintenance and upkeep on said driveway and easement and all parts thereof. This covenant runs with the land to secure the performance thereof, a lien is retained in favor of Grantor and/or its assigns.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 68,500.00

Affiant

Subscribed and sworn to before me, this the 14 day of August, 19 73

My commission expires: 4/25/76 (Affix Seal)

Mary Epney
Notary Public

Further,

This conveyance is made subject to:

Easements, setback line and conditions of owners certificate as shown on plan of record in Book 3700, page 100, R.O.D.C. Tennessee;

Agreement for dedication of easement for water mains, etc., set out in instrument of record in Book 4556, page 704, R.O.D.C. Tennessee;

Declaration of Easement and/or right-of-way set out in instrument of record in Book 4499, page 218, R.O.D.C. Tennessee; and

Restrictive covenants contained in instrument of record in Book 4074, page 626, R.O.D.C. Tennessee.

This is unimproved ( ) improved (X) property, known as 1203 Saxon Dr. (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frances C. Overbey, her *heirs and assigns, forever.*

And Grantor does *do covenant with the said* Frances C. Overbey *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except taxes for 1973

And Estes-Taylor Company, a corporation, does *do further covenant and bind* itself, its successors ~~xheirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Frances C. Overbey her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand* this 14th *day of* August, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Attest:

Secretary

ESTES-TAYLOR COMPANY

By J. Frank Estes

President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee this 14th day of August, 19 73

Mary Ensey
Notary Public

Commission Expires 4/25/76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Paula J. Holland, 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 purpose therein contained, by signing the name of the corporation by him self as President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee this 14 day of August, 19 73

Paula J. Holland
Notary Public

Commission Expires 4/26/76

BOOK 4738 PAGE 72

Nashville, Tennessee

Lots 81 and 82 on Harding Addition to Corporate Base

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ET

Transferred

C 1 9 9 5 1

IDENTIF. REFERENCE

AUG 16 2 57 PM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

AUG 16 73	CONV	68,500.00			
AUG 16 73	S'TAX		A*	178.10	
AUG 16 73	PR'FEE		A*	.50	
AUG 16 73	M'DEED		A*	8.00	* 186.60

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

FROM

ESTES-TAYLOR COMPANY

TO

FRANCES C. OVERBEY

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

2216-21