BOOK 4814 PAGE 251

Prepared by: King & Ballow, p.c.
24th Floor
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Taft R. Estes, et ux (NAME)	SAME (NAME)	118-10
830 Pleasant Valley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	107 Pt
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

Ten and No/100----------($10.00)---------- *Dollars,*

cash in hand paid by Taft R. Estes and wife, Margaret C. Estes, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged,

First American National Bank, Nashville, Tennessee, Executor

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

Taft R. Estes and wife, Margaret C. Estes, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for said County.

Said Lot fronts 73.6 feet on the north side of Pleasant Valley Road, formerly Greenvale Drive, and runs back between lines, 151.4 feet on the west line and 150 feet on the east line to a dead line in the rear on which it measures 83.5 feet.

Being the same property conveyed to Lucy Marks Guinn, unmarried, by deed from Charles C. Sams and wife, of record in Book 4032, page 307, Register's Office for Davidson County, Tennessee. The said Lucy Marks Guinn having since died, leaving First American National Bank, Nashville, Tennessee, as executor with power to sell said real estate by will of record in Book 109, page 152, Probate Court Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 2,500.00

Subscribed and sworn to before me, this the 10th day of May 1974

Affiant

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

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

This is unimproved ( ) improved (X) property, known as 830 Pleasant Valley Road, 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

Taft R. Estes and wife, Margaret C. Estes, their

(successors), heirs and assigns forever. it *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

It *further covenant and bind* itself/its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 10th *day of* May, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

First American National Bank, Executor,
but no further or otherwise

By

Vice Pres. & Tr. Officer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, LARRY B. ELEY, a Notary Public of the State and County aforesaid, personally appeared B. L. Andrews, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President & Trust officer of the First American National Bank, the within named bargainor, a corporation, and that he as such Vice-President & Trust officer, 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 Vice-President & Trust officer

Witness my hand and seal, at office in Nashville, this 10th day of May, 1974.

Larry B. Eley Notary Public

Commission expires 4-30-75

LARRY B. ELEY NOTARY PUBLIC DAVIDSON CO. TENN. MY COMM. EXPIRES APR. 30, 1975

MAY 10 74	CONV	25,000.00			
MAY 10 74	S'TAX		A*	65.00	
MAY 10 74	PR'FEE		A*	.50	
MAY 10 74	W'DEED		A*	4.00	* 69.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
ATTN: COMM. TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

First American National Bank
ex
of Nashville, Executor

TO

Taft R. Estes, et ux

C 5 3 7 6 3

IDENTIF. REFERENCE

MAY 10 2 38 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238