FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$13,500.00 Harold Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 1974.

Notary Public Leon Sharber

MY COMMISSION EXPIRES: 2-13-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold Estes (NAME)	Mortgage Associates, Inc. (NAME)	27 W 15770
2004 Benjamin Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	83-6
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	169

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, Erline Ray Miller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harold Estes etux Betty

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:

BEING the westerly ½ of Lot No. 3 on the Plan of Sneed & Hamilton's Resub. of Lot nos. 2, 3, 7,8,9,10,15,16,17,and 18 in First Subdivision of Brownsville, as of record in Book 161, Page 149, Register's Office, Nashville, Tennessee.

SAID westerly half of said Lot 3 fronts 50 feet on the south side of Benjamin Street formerly Locke Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to W. T. Ray et ux Eunice B. Ray by deed of record in Book 929, Page 41, Register's Office, Davidson County, Tennessee. The said W. T. Ray et ux Eunice B. Ray having since died leaving property to Erline Ray Miller by record of Will in Book 63, Page 77, Register's Office, Davidson County, Tennessee.

THIS Conveyance is subject to any existing Easements.

JUN 20	CONV	13,500.00			
JUN 20	S'TAX		A*	35.10	
JUN 20	PR'FEE		A*	.50	
JUN 20	W'DEED		A*	4.00	* 39.60

unimproved ( )
This is improved (X) property, known as 2004 Benjamin Street, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (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 my hand this 14th day of June, 19 74

Erline Ray Miller

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named Erline Ray Miller

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 Nashville, Tennessee, this 14th day of June, 1974.

Commission expires 2-13-77

Leon Sharber Notary Public

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

Erline Ray Miller

TO

Harold Estes et ux

Betty Estes

C 5 9 6 7 0

IDENTIF. REFERENCE

JUN 20 12 17 PM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217