This instrument was prepared by: John R. Reynolds, Attorney
507 American Trust Building
Nashville TN 37201

BOOK 4851 PAGE 793

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
McArthur Estes et ux	McArthur Estes	LW - 6510
(NAME)	(NAME)	
105 Prentiss Ave.	105 Prentiss Ave.	53-16-76-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, Tenn. 37138	Old Hickory, Tenn. 37138	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and no/100 ----- ($10.00) --------
cash paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a vendor's lien retained in the deed of record in Book 4838, page 39, to secure a note for $18,500.00, payable according to terms and conditions thereof,

Dollars,

we, Thurman R. Seals, Jr. and wife, Kitty L. Seals,

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

McArthur Estes and wife, Maggie M. Estes,

their *(successors), heirs and assigns,*

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

Being part of Lot No. 10 of Life and Casualty Insurance Co.'s Subdivision, not of record, also known on an unrecorded Map of a part of said lot of the Charles Brown Property, and being described according to a copy of a survey thereof made by Hickerson & Hickerson, Engineers, on October 21, 1963, as follows:

BEGINNING at an iron pin in the southwesterly right-of-way line of the Tennessee Central Railroad, which iron pin is located northwesterly 286.9 feet from the northwesterly margin of Pitts Avenue; thence with the line between Lots No. 2 and 3, South 39° 40' West 141.5 feet to an iron pin in an old established fence; thence with the line of said fence North 50° 05' West 76 feet to a corner of Lot No. 1; thence with the line between Lots No. 1 and 2, North 39° 40' East 140.8 feet to the margin of said railroad right-of-way; thence with the margin of the same, South 50° 20' East 76 feet to the point of beginning.

Being the same property conveyed to Thurman R. Seals, Jr. and wife, Kitty L. Seals, by deed from Leonard C. George and wife, as of record in Book 4838, page 39, 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 $ 21,250.00

Subscribed and sworn to before me, this the 15 day of August 19 74

Affiant

My commission expires: May 8, 1978 (Affix Seal)

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 105 Prentise Avenue, Old Hickory TN 37138
(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

McArthur Estes and wife, Maggie M. Estes,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for abovementioned vendor's lien assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* McArthur Estes and wife, Maggie M. Estes,

their

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

Witness our hands *this* 15th *day of* August, 19 74 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

+ Thurman R. Seals Jr.

Kitty L. Seals

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thurman R. Seals, Jr. and wife, Kitty L. Seals,

the within named bargainors, 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 Madison, Tennessee this 15 day of August, 19 74.

Billy Joe Seals
Notary Public

Commission expires May 8, 1978

BILLY JOE SEALS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

SEP 13 74 CONV 21,250.00
SEP 13 74 S'TAX A* 55.12
SEP 13 74 PR'FEE A* .50
SEP 13 74 W'DEED A* 4.00 * 59.62

WARRANTY DEED

FROM

THURMAN R. SEALS, JR., et ux

TO

McARTHUR ESTES et ux

C 7 1 0 0 8

IDENTIF. REFERENCE

SEP 13 10 21 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238