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 $11,500.00

Richard L. Hotchkiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 75

Notary Public

MY COMMISSION EXPIRES: 11-8 77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Goodpasture, Carpenter Woods & Sasser
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Hotchkiss, et ux (NAME)	(NAME)	145-1
Saxon Drive (1207) (STREET ADDRESS OR ROUTE NUMBER)	5322 Towns Court (STREET ADDRESS)	27
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

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, Estes-Taylor Company, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Hotchkiss, and wife, Ann M. Hotchkiss,

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 2, on the Plan of Hillmont Estates, Section I, of record in Book 3700, page 100, Register's Office for Davidson County, TN.

Said Lot No. 2, fronts 265 feet on the northwesterly side of Granny White Pike and extends back 474.1 feet on the northeasterly line and 464.4 feet on the southwesterly line to a dead line measuring 117.9 feet thereon.

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

Accepting this deed, Grantees covenant to pay for said lot described herein and hereby conveyed, one-fifth of maintenance and upkeep of the private roadway and public utility easement 30' wide extending between the north property line and the south property line of lot described herein, and all parts thereof, as shown on the recorded Plan of Hillmont Estates. This covenant shall run with the land and to secure the performance thereof, a lien is retained in favor of Grantors and/or its assigns.

This is unimproved (X) improved ( ) property, known as Saxon Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37215 (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 8th day of April, 19 75

Attest: ESTES-TAYLOR COMPANY, INC.

Secretary

By: J. Frank Ette
President

STATE OF TENNESSEE
Davidson County

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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__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Patricia Sparks, a Notary Public within and for the State and County aforesaid, personally appeared Frank Estes and Jean Arnold with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Estes-Taylor Company, Inc. the within named bargainor, a corporation, and that (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Frank Estes as such President, and attesting the same by the said Jean Arnold as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of April, 1975.

My Commission Expires Nov. 8, 1977

My commission expires _____

Patricia A. Sparks
Notary Public

WARRANTY DEED

FROM

TO

Please return to:
Estes-Taylor Co. Inc.
3815 Clifton Ave.
37215

C 94090

IDENTIF. REFERENCE

APR 14 10 36 AM '75

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

APR 14 75	CONV	11,500.00			
APR 14 75	S'TAX		A*	29.90	
APR 14 75	PR'FEE		A*	.50	
APR 14 75	W'DEED		A*	4.00	* 34.40