Buyer + Tax bills
Morris R. Estes
425 Manella Lane
Madison, Tenn
37115

Prepared by
John W. Estes, Jr.
N. Miami Beach,
Miami, Florida

BOOK 4945 PAGE 63
27 W 4350
83-6
120
no

WARRANTY DEED

For and in consideration of the sum of Five ($5.00) - - - - Dollars

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, VIRGINIA R. ESTES, a widow, have bargained and sold, and by these presents do transfer and convey unto the said MORRIS R. ESTES, his 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 No. 44 on the Plan of Beaumont Place of record in Book 332, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 50 feet and 6 inches on the westerly side of Manchester Avenue or Beaumont Place and runs back between parallel lines, the north line measuring 135 feet and the south line measuring 116 feet to an alley on which it measures 55 feet.

Being the same property conveyed to JOHN W. ESTES, SR. AND WIFE, VIRGINIA R. ESTES (the said JOHN W. ESTES, SR. having since deceased) by deed from ESTHER E. GARNER, a widow, of record in Book 2092, page 602 , Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MORRIS R. ESTES, his heirs and assigns, forever.

And I do covenant with the said MORRIS R. ESTES that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for the year 1975.

And I, VIRGINIA R. ESTES, a widow, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said MORRIS R. ESTES, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 22 day of August, 1975.

Virginia R. Estes

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, Mrs Frances T. Daily, a Notary Public in and for said County and State, the within named VIRGINIA R. ESTES, a widow, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of August, 1975.

Mrs Frances T. Daily
Notary Public

Commission expires:

8-16-77

8-16-77

Witnessed by:

Martha Claiborne

Bill Hollingsworth

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 9,437.00 Morris R. Estes
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25th DAY OF August 1975.
Deputy Register

BOOK 4945 PAGE 64

D 12743

IDENTIF. REFERENCE

AUG 25 3 40 PM '75

FELIX J. PHILLIPS REGISTER
DAVIDSON COUNTY, TENN.

AUG 25 75	CONV	*9,437.00			
AUG 25 75	S'TAX		A*	24.44	
AUG 25 75	PR'FEE		A*	.50	
AUG 25 75	W'DEED		A*	4.00	* 28.94