BOOK 4949 PAGE 527, FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15093.10

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF Sept. 19 75

Notary Public

MY COMMISSION EXPIRES: 11-20-1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attorneys, 217 Shady Grove Rd. Nashville, TN. 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Empire Services, Inc. (NAME)	Mortgage Associates (NAME)	27 W 15770
2501 Hillsboro Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	83-6
Nashville, TN. (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, Harold Estes and wife, Betty Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Empire Services, Inc.

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 Harold Estes and wife, Betty Estes by deed from Erline Ray Miller, as of record in Book 4827, page 1, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4827, page 3, said Register's Office.

The Escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is ( ) unimproved (x) improved 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 our hand s this 5th day of September, 19 75

Harold Estes

Betty Estes

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Estes and wife, Betty Estes

the bargainor S, 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 Nashville, Tennessee, this 5th day of September, 1975.

Commission expires 11. 20-1976

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
Harold Estes et ux

TO
Empire Services, Inc.

D 14924

IDENTIF. REFERENCE

SEP 10 9 16 AM '75

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

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
William G. [illegible]
P. O. Box 2253
Nashville, Tenn. 37214

SEP 10 75	CONV	15,093.10			
SEP 10 75	S'TAX		A*	39.26	
SEP 10 75	PR'FEE		A*	.50	
SEP 10 75	W'DEED		A*	4.00	* 43.76