IS INSTRUMENT PREPARED BY:

DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4988 PAGE 854

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
117-9-91 PW	Mr.Roger Erwin Estes /single	Fidelity Federal Savings & Loa 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 7DA-36845	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 2818 Sugartree Road	LOAN OR ACCOUNT NO.
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAN 15 CONV 47,500.00
JAN 15 S'TAX B* 123.50
JAN 15 PWFEE B* .50
JAN 15 W'DEED B* 4.00 * 128.00

DAVID O. LOSE and wife, BETTIE D. LOSE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROGER ERWIN ESTES / single

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 20 on the Map of Woodmont Estates, No. 2, as of record in Book 1130, page 99, described as follows:

BEGINNING at a point in the northerly margin of Sugartree Road, at the corner of Lots 20 and 21; thence with the line between said lots, northerly 292.3 feet to a point; thence easterly 93.3 feet to a point; thence northeasterly 40.8 feet to a corner of Lots 20 and 14; thence along the west line of Lots 14 and 19, and along the east line of Lot 20, southerly 365.4 feet to the north margin of Sugartree Road; thence with the margin of the same, westerly around a slight curve, a total distance of 100 feet to the beginning.

Being the same property conveyed to David O. Lose and wife, Bettie D. Lose, by deed of record in Book 4267, page 322.

This conveyance is made subject to restrictions in Book 1449, page 61; Book 1781, page 561.

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except for 1976 taxes which have been prorated and assumed by Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of January , 19 76

David O. Lose

Bettie D. Lose

BOOK 4988 PAGE 855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, David B. Herbert, a Notary Public in and for the State and County aforesaid, personally appeared the within named David O. Lose the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 8th day of January, 1976.

My commission expires: 7/27/77

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James D. Hubbleston, a Notary Public in and for the State and County aforesaid, personally appeared the within named Bettie D. Lose the bargainor(s), 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 Nashville, this, the 12th day of January, 1976.

My commission expires: 5-1-79

James D. Hubbleston
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 1976

MY COMMISSION EXPIRES: 5-1-79 (AFFIX SEAL)

James D. Hubbleston
Notary Public

LN# 560124-1

WARRANTY DEED
DBH:Mas

FROM
DAVID O. LOSE AND WIFE

TO
ROGER ERWIN ESTES

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 3230

IDENTIF. REFERENCE

JAN 15 2 44 PM '76

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

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires:

Notary Public