BOOK 5002 PAGE 966

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter H. Estes	same	Map 91-7
(NAME) 5505-New York Ave	(NAME)	par 290
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	M.P.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eight Thousand Five Hundred ($8,500.00) and no/100 *Dollars,*

cash in hand paid by Walter H. Estes and wife Sarah J. Estes, the receipt of which is hereby acknowledged.

We, Marvin Lee Walker and wife Edith G. Walker

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

Walter H. Estes and wife Sarah J. Estes

their *(successors), heirs and assigns,*

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

Being lots Nos. 1113 and 1115 of Block 168 on the Plan of West Nashville No.1 as of record in book 57, pages 74 and 75, Register's Office for said County.

Said lots Nos. 1113 and 1115 adjoin and front together 50 feet on the north side of Michigan Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Marvin Lee Walker and wife Edith G. Walker by deed from Elmer Lee Spencer and wife of record in book 4627, page 196, said Register's Office.

Taxes for the year 1976 are prorated and assumed by grantees.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 8,500.00

Subscribed and sworn to before me, this the 4th day of March 19 76

Affiant Walter Estes

My commission expires: 2-7-79 (Affix Seal)

Notary Public H B Duncan

This is unimproved ( ) improved (X) property, known as 5206 Michigan Avenue (House Number) (Street) Nashville, Tenn. 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

Walter H. Estes and wife Sarah J. 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.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Walter H. Estes and wife Sarah J. Estes

their

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

Witness our *hand* S *this* 4th *day of* March 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marvin Lee Walker

Edith G. Walker

BOOK 5002 PAGE 967

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan Marvin Lee Walker and wife Edith G. Walker a Notary Public in and for said County and State,

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 Nashville Tennessee, this 4th day of March, 19 76

H. B. Duncan Notary Public

Commission expires 2-7-79

H. B. DUNCAN NOTARY PUBLIC 33833 STATE AT LARGE 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

MAR-5% CONV *8,500.00
MAR-5% S TAX B* 22.10
MAR-5% PR FEE B* .50
MAR-5% W DEED B* 4.00 * 26.60

D 38960

IDENTIFICATION REFERENCE

MAR 5 10 15 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Marvin Lee Walker, etux

TO
Walter H. Estes, etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238