WARRANTY DEED

BOOK 5099 PAGE 54

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Estes Miller (NAME)	Alton N. Estes (NAME)	94-1
982 Garcia Drive (STREET ADDRESS OR ROUTE NUMBER)	901 So. 13th St. (STREET ADDRESS)	Par. 246
Pegram, Tenn.-37143 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn.-37206 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)-- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Alton N. Estes and wife, Venorica Estes

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

Patricia Estes Miller, her

XXXXXXXXXXXXXXXXXXXXXXXXXXXXX a remainder interest in certain real estate XXXXXX), heirs and assigns, in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Mabelle Subdivision as of record in Book 547, page 139, Register's Office for said County.

Said Lot No. 25 fronts 49.5 feet on the easterly side of South 13th Street and runs back 138.5 feet on the southerly line and 140 feet on the northerly line with the southerly margin of Lenore Avenue to an alley measuring 49.3 feet thereon.

Being the same property conveyed to Alton N. Estes and wife, Venorica Estes by deed from Paul Thomas Estes and wife, of record in Book 2104, page 453, Register's Office for Davidson County, Tennessee.

Each grantor express reserves unto themselves a life estate in said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 26 day of November 19 76.

Affiant [signature]

My commission expires: 1-30-79 (Affix Seal)

[signature] Notary Public

This is unimproved ( ) / improved ( ) property, known as (House Number) (Street) 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

Patricia Estes Miller

her XXXXXX

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

Patricia Estes Miller, her

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

Witness our hand s this 26 day of November, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument Was Prepared By:
Robert L. Taylor, Attorney at Law
301 Stahlman Building, Nashville, TN

[signature] Alton N. Estes
[signature] Venorica Estes

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Robert L. Taylor, *a Notary Public in and for said County and State,*

Alton N. Estes and wife, Venorica Estes

the within named 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* 26 *day of* November, *19* 76.

Robert L. Taylor
Notary Public

Commission expires 1-30-79

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 .....

DEC21'76	CONV	*5,000.00			
DEC21'76	S'TAX		B*	13.00	
DEC21'76	PR'FEE		B*	.50	
DEC21'76	W'DEED		B*	4.00	* 17.50

WARRANTY DEED

FROM

ALTON N. ESTES, ET UX

TO

PATRICIA ESTES MILLER

D 8 2 1 7 0

IDENTIF. REFERENCE

DEC 21 12 57 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

ROBERT L. TAYLOR