Map 130-8
Parcel 112 and
Map 130-12
Parcel 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Leland L. Estes and wife, Patricia C. Estes, (Mrs. Patricia C. Estes being the widow of William N. Pearson and being one and the same person as Mrs. Patricia C. Pearson), their heirs and assigns forever, have bargained and sold and by these presents do transfer and convey unto Thomas K. Gambill, his heirs and assigns forever, the following described property to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, near the City of Nashville, being Lot No. 1 on the proposed subdivision of the Ella H. Baker 50-acre tract, and described according to a survey made by W. B. Southgate, Surveyor, September 17, 1937, as follows:

Beginning at a point, the southwest corner of Estes Avenue and Harding Place; thence with the south margin of Harding Place in a westerly direction 140 feet to a point; thence south and parallel with Estes Avenue 200 feet to a point, the southwest corner of the property herein described; thence east and parallel with Harding Place 140 feet to a point in the west margin of Estes Avenue; thence with the west margin of Estes Avenue; north 200 feet to the point of beginning.

And being the same property conveyed to William N. Pearson and wife Patricia Pearson of record in Book 2997, page 53, Register's Office of Davidson County, Tennessee.

Land in the 7th Civil District of Davidson County, Tennessee, being part of the Ella H. Baker 50 acre tract, described according to a survey made by W. N. Daniel, May 13, 1946, as follows:

Beginning in the southeast corner of a lot of land conveyed to Solon K. Grayson and wife, Frances E. Grayson, by deed from the Metropolitan Life Insurance Company, of record in Book 1140, page 591, Register's Office for said County, said beginning point being also 200 feet south of the southerly margin of Harding Place; thence with Grayson's south line, south 87° 55' west 140 feet to a stake in Menefee's east line; thence south 3° 5' west 100 feet to an iron pin; thence north 87° 55' east 140 feet; thence north 3° 5' east 100 feet to the point of beginning, subject to privilege of 25-foot strip right-of-way east of this property.

And being the same property conveyed to Mrs. Patricia C. Pearson from Charles Gilbert Jr of record in Book 4028, page 76, Register's Office of Davidson County, Tennessee.

Grantees are granted the privilege of sharing an easement for access, utilities, and drainage which borders the easterly margin of the above described tracts of real property for the purpose of having access to the first tract of real estate described above.

TO HAVE AND TO HOLD said tracts of land, together with all improvements and all appurtenances thereunto, belonging unto the said Thomas K. Gambill, his heirs and assigns forever.

AND WE DO COVENANT with the said Thomas K. Gambill, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever except for easements for construction and maintenance of waterlines along or across premises as set out by instrument of record in Book 756, page 509, Book 944, page 578, Book 1013 page 508, book 1015, page 458, Book 1369, page 300, and Book 1511, page 421, Register's Office of Davidson County, Tennessee, an easement for a joint driveway affecting the subject property as set out in instrument of record in Book 1511, page 421 Register's Office of Davidson County, Tennessee, and 1977 taxes a lien, but not yet due and payable to be pro-rated and assumed by Grantee.

AND WE DO FURTHER COVENANT and bind ourselves, our heir and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 21st day of February, 1977.

Leland L. Estes
LELAND L. ESTES

Patricia C. Estes
PATRICIA C. ESTES

D90978

FEE 1.55 PM '77
REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Robert D. Eisenstein, a Notary Public in and for said State and County, the within named Leland L. Estes and wife, Patricia C. Estes, the 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 the 21st day of February, 1977.

NOTARY PUBLIC

My commission expires:
July 31, 1978

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 22 day of February, 1977.

NOTARY PUBLIC

My commission expires: 8-13-80

This instrument was prepared by:

PETERSEN, BUERGER & YOST
Attorneys & Counselors at Law
Court Square
Franklin, Tennessee 37064

Send tax bills to:

First Federal of Nashville
4th and Union
Nashville, Tennessee

FEB25	CONV	69,000.00			
FEB25	S'TAX		B*	179.40	
FEB25	PR'FEE		B*	.50	
FEB25	W'DEED		B*	6.00	* 185.90