THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, TN 37115

BOOK 5338 PAGE 977

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| BILLY JOE ESTES, JR., ET UX | SAME | 12-3 |
| (NAME) 2000 Sunnyslope Dr. | (NAME) | 21 |
| (STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn. 37072 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

FOR AND IN CONSIDERATION of the sum of .....TEN AND NO/100.....
.....($10.00)..... Dollars,
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RONALD FRANKLIN TATE AND WIFE, SONDRA KAYE TATE, hereinafter referred to as Grantors,

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

BILLY JOE ESTES, JR., AND WIFE, DONNA FAYE ESTES, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 26 of Grizzard Manor, Section Two, Subdivision Plat of record in Book 4660, page 17, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Franklin Tate and wife, Sondra Kaye Tate, by deed from Goodlettsville Development Company, Incorporated, of record in Book 4694, page 134, Register's Office for Davidson County, Tennessee.

SEP 18 78 CONV 65,000.00
SEP 18 78 S'TAX B* 169.00
SEP 18 78 PR'FEE B* .50
SEP 18 78 W'DEED B* 4.00 * 173.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 16th day of Sept. 19 78

Affiant

My commission expires: 7-18-82
(Affix Seal)

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

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

Witness our hand s this 16th day of Sept., 19 78, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald Franklin Tate
Ronald Frankin Tate

Sondra Kaye Tate
Sondra Kaye Tate

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD FRANKLIN TATE AND WIFE, SONDRA KAYE TATE

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 Goodlettsville, Tennessee, this 16th day of Sept., 1978

Judy P Adkins
Notary Public

Commission expires 7-18-82

JUDY P. ADKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

WARRANTY DEED

FROM

RONALD FRANKLIN TATE, ET UX

TO

BILLY JOE ESTES, JR., ET UX

E 89199

IDENTIF. REFERENCE

SEP 18 12 55 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115