This instrument was prepared by [illegible], Attorney at Law, 3815 Cleghorn Avenue, Nashville, TN 37215

WARRANTY DEED

BOOK 5436 PAGE 165

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leon H. Zimmerman etux	Leon H. Zimmerman	Map 116-8-F
(NAME) Patricia B.	(NAME)	
147 Prospect Hill	2908 Windemere Court	Parcel 147
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville, TN 37214	7DA-74927
(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 by the Grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

Estes-Taylor Company, a Tennessee Corporation, hereinafter called the Grantor, has ~~as~~ *this day bargained and sold, and do hereby transfer and convey unto the said* Leon H. Zimmerman and wife, Patricia B. Zimmerman, herein called the Grantees, their

~~successors~~, heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 147 on the Revised Plan of Sugartree, Phase III, of record in Book 5050, page 67, Register's Office for said County; as amended in Book 5191, page 412, said Register's Office, to which plan reference is here made for a more complete description, together with appurtenant interest in the common and limited common areas as shown on said plan and as set out in the declaration of covenants, conditions, and restrictions applicable to Sugartree Phase III.--------Being the same property conveyed to Estes-Taylor Company, a Tennessee Corporation by deed from Richard D. Bird, Trustee with full power of record in Book 5338, page 558, Register's Office for Davidson County, Tennessee.----------This conveyance is made subject to Declaration of covenants, conditions and restrictions of record in Book 4857, page 157, as amended in Book 4874, page 463; in Book 4911,page 356, in Book 4996, page 126; in Book 5003, page 688; in Book 5087, page 220; and in Book 5152, page 401; Setback lines, easements and other such limitation as shown on the Plan of record in Book 5050, page 68; as amended with regard to floor areas and lot coverages in Book 5191, page 412, said Register's Office; Easements for a 20-foot wide sewer line granted to Metro Government of record in Book 5185, page 684, and in Book 5387, pages 829 and 844; said Register's Office for Davidson County, Tennessee.

As part of the consideration herein, Grantees agrees to be bound by the terms and conditions of the Declaration of covenants, conditions of the Declaration of covenants, conditions and restrictions set out above including, but not limited to, the payment of assessments.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me, this the 15th day of May, 19 79

Affiant

My commission expires: Nov 26, 1979 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 147 Prospect Hill, Nashville, TN (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.* it *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated herein and 1979 taxes which have been prorated.

It *further covenant and bind* itself, its successors ~~and~~ *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 its *hand this* 15th *day of* May, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST: ESTES-TAYLOR COMPANY

By: Patricia A. Tucker BY: J. Frank Estes

PATRICIA A. TUCKER, SECRETARY J. FRANK ESTES, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

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

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes and Patricia A. Tucker, *with whom I am personally acquainted, and who, upon oath, acknowledged* themself *to be* President and Secretary *of the* Estes-Taylor Company, a Tennessee Corporation, *the within named bargainor, a corporation, and that* theyas such President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themself *as* President and Secretary

Witness my hand and seal, at office in Nashville, TN
this 15th *day of* May, *19* 79.

Commission expires January 18, 1982 Darlene H. Jackson *Notary Public*

DARLENE H. JACKSON NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

Estes-Taylor Company, a Tennessee Corporation
TO
Leon H. Zimmerman etux Patricia

B. Zimmerman

F 29508

IDENTIF. REFERENCE

May 16 8 35 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5436 PAGE 167

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39000.00- CO	
			101.40 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	105.90-
3009A05/16/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 29508.

IDENTIF. REFERENCE

MAY 16 8 35 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 684136