This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5438 PAGE 946

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walter Estes and wife, Sarah Estes	SAME	93-3-4
(NAME)	(NAME)	
5511 CENTENNIAL BLVD		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*
cash in hand paid by Walter Estes and wife, Sarah Estes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William G. Evans and wife, Elizabeth I. Evans

have this day bargained and sold, and do hereby transfer and convey unto the said Walter Estes and wife, Sarah Estes

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 100 feet and the easterly 30 feet of Lot No. 1301 of Block 49, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, and being more particularly described as follows:

Beginning at a stake in the northerly margin of California Avenue, said stake being located south 81° 15' west 30 feet from the westerly margin of 54th Avenue North and north 81° 15' east 5 feet from the original lot line 1301-1303, running thence north 8° 45' west 100 feet to a stake; thence north 81° 15' east 30 feet to a stake in the westerly margin of 54th Avenue North, running thence with the westerly margin of 54th Avenue North south 8° 45' east 100 feet to a stake in the northerly margin of California Avenue, running thence with the northerly margin of California Avenue south 81° 15' west 30 feet to the point of beginning.

Being the same property conveyed to William G. Evans and wife, Elizabeth I. Evans by deed from Lawrence Joseph Henkel, Executor of record in Book 4931, page 631, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,500.00

Subscribed and sworn to before me, this the 21 day of May 19 77

Affiant Rebecca G. Pitt

My commission expires: 9/10/80 (Affix Seal)

Notary Public Nancy L. Kota

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 5400 California Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 10 *day of* May 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X William G. Evans
William G. Evans

X Elizabeth I. Evans
Elizabeth I. Evans

TEXAS

STATE OF ~~TENNESSEE~~ DALLAS)
COUNTY OF ~~DAVIDSON~~)

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Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* William G. Evans and wife, Elizabeth I. Evans

*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 Mesquite, Texas *Tennessee, this* 10 *day of* May, *19*79

Jan Wilkins *Notary Public*

Commission expires June 1, 1980

Notary Dallas County Texas

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 .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 236434
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
William G. Evans and wife,
Elizabeth I. Evans

TO

Walter Estes and wife, Sarah Estes

F 30563

IDENTIF. REFERENCE

MAY 22 2 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

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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
			5500.00-	CO
			14.30	CO TX
			.50	PRFEE
			4.00	WDEED
			CHECK	18.80-
4360A	05/22/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 30563

IDENTIF. REFERENCE

MAY 22 2 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 685447