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

WARRANTY DEED

BOOK 5656 PAGE 76

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John L. Wellborn and wife, Lina Rogers Wellborn	First Tennessee Bank N. A. Memphis	117-9-91
(NAME)	(NAME)	
2818 Sugartree Road	P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Memphis, Tennessee 38101	
(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 John L. Wellborn and wife, Lina Rogers Wellborn and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Roger Erwin Estes, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said John L. Wellborn and wife, Lina Rogers Wellborn

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

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of Woodmont Estates, No. 2, as of record in Book 1130, page 99, Register's Office for said County, described as follows:
Beginning at a point in the northerly margin of Sugartree Road, at the corner of Lots 20 and 21; thence with the line between said lots, northerly 292.3 feet to a point; thence easterly 93.3 feet to a point; thence northeasterly 40.8 feet to a corner of Lots 20 and 14; thence along the west line of Lots 14 and 19, and along the east line of Lot 20, southerly 365.4 feet to the north margin of Sugartree Road; thence with the margin of the same, westerly around a slight curve, a total distance of 100 feet to the beginning.

Being the same property conveyed to Roger Erwin Estes by deed from David O. Lose and wife, Bettie D. Lose, of record in Book 4988, page 854, Register's Office for said County.

This conveyance is subject to the plan of record in Book 1130, page 99, Register's Office for said County, which shows an Owner's Certificate, a 50-foot minimum building setback line from Sugartree Road, a 10-foot public utility easement and an easement for flowage of Sugartree Creek; a 20-foot permanent easement to Metro for sanitary sewers and/or storm drainage in Book 4081, page 431, Register's Office for said County; and an easement for sewer granted the City of Nashville, by F. F. Atkerson and wife, of record in Book 3369, page 96, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 77,000.00
Subscribed and sworn to before me, this the 24th day of Sept 19 80
Affiant John L. Wellborn
My commission expires: 4/8/84 (Affix Seal)
Notary Public Mary Ensey

unimproved ( )
This is improved (X) property, known as 2818 Sugartree Road, Nashville, Tennessee 37215
(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 except for 1980 taxes which are prorated and assumed by the purchasers.

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 24th *day of* September, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roger Erwin Estes
Roger Erwin Estes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5656 PAGE 77

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Roger Erwin Estes

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 Nashville, *Tennessee, this* 24th *day of* Sept, *19* 80

Mary Ensey *Notary Public*

Commission expires 4/8/84

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
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Roger Erwin Estes

TO

John L. Wellborn and wife,
Lina Rogers Wellborn

4567 09/25 206.70- CHECK

G 0 9 6 1 7

IDENTIF. REFERENCE

SEP 25 3 51 PM '80

FELIX A. ANDERSON, REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5656 PAGE 78

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			77000.00- CO	
			200.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 206.70-	
4567A09/25/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G09617

IDENTIF. REFERENCE T

SEP 25 3 51 PM 80

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 782344