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

WARRANTY DEED

BOOK 5677 PAGE 409

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Kestner	Michael S. Kestner	150-5 3
(NAME)	(NAME) P. O. Box 103	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37221	
(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 Michael S. Kestner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Michael S. Kestner has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $59,250.00, secured by deed of trust of record in Book 5634, page 546, Register's Office for Davidson County, Tennessee,

I, Barney R. Jeffcoats, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Michael S. Kestner

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. 95 on the Plan of Forest View Park, Section 1, as of record in Book 3700, page 109 and 110, Register's Office for said County.

Said Lot No. 95 fronts 118.73 feet on the southerly margin of Anderson Road and extends back 114.99 feet on the easterly line and 114.07 feet on the westerly line to a broken line in the rear measuring 151.79 feet thereon.

Being the same property conveyed to Barney R. Jeffcoats by deed from S and M Properties, a partnership, of record in Book 5634, page 543, Register's Office for said County.

This conveyance is subject to the plan of record in Book 3700, pages 109 and 110, Register's Office for said County, which shows an Owner's Certificate, 30-foot building setback line from Anderson Road, and a 10-foot easement for sewer along the northerly line of premises and drainage easement located on premises; and restrictive covenants of record in Book 4115, page 674, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 65,450.00

Subscribed and sworn to before me, this the 11th day of November 19 80

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

NOTARY PUBLIC

unimproved ( )
This is improved (X) property, known as 2967 and 2969 Anderson Road, Nashville, Tennessee 37217
(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 11th *day of* November, 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.*

Barney R. Jeffcoats

Barney R. Jeffcoats

By: Shirley G. Anderson
Attorney-in-fact

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 ....he..... *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, ..., *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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of November, 1980, before me personally appeared Shirley A. Dodson, to me known to be the person who executed the foregoing deed in behalf of Barney R. Jeffcoats, and acknowledged that she executed the same as the free act and deed of said Barney R. Jeffcoats.

Witness my hand and official seal at office in Nashivlle, Tennessee, this 11th day of November, 1980.

Doris L. Morgan
Notary Public

My Commission expires: 8-12-81

RUSH

Please return to Chicago Title Ser-

WARRANTY DEED

FROM

Barney R. Jeffcoats

TO

Michael S. Kestner

G 1 7 1 8 8

IDENTIFICATION REFERENCE

Nov 13 8 28 AM '80

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

BOOK 5677 PAGE 411

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

65450.00- CO
170.04 CO TX
.50 PRFEE
6.00 MOBLD
CHECK 176.54-
4091A11/13/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 7 1 8 8

IDENTIFICATION REFERENCE

Nov 13 8 28 AM '80

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

No. 791555