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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

D C Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January 1981

Vicki Seymour
Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
PAT NICHOL, ATTORNEY AT LAW 941 Richards Road, Antioch, Tenn 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D.C. Estes (NAME)	(SAME) (NAME)	Map 64-9
4101 Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 29
Old Hickory, Tenn 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Oscar Kidd and wife, Katie Frances Kidd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D.C. Estes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, being the center 50' portion of lots 30, 31 and 32 of Block "K" on the plan of Hadley's Bend City, of record in Book 421, Page 120 Registers Office for Davidson County, Tennessee. Beginning at a point in the southeasterly corner of said tract, 50' west of Church Street, on the northerly side of Commerce Street and proceeding N 70 degrees 24 minutes W, 57.33', parallel to Commerce Street; N 1 degree 17 minutes E, 70.67'; N 88 degrees E, 50'; S 1 degree 32 minutes E, 91.67', to the point of beginning, containing .097 acres more or less.

Being part of the property conveyed to Oscar Kidd by Alice V. Bain Ludlam by warranty deed of record in Book 5519, Page 945, Registers Office for Davidson County, Tennessee. Katie Frances Kidd, the wife of Oscar Kidd joins in this conveyance transferring any interest which she might have. Grantee accepts this deed with knowledge that the Grantor has good and legal title to same and that the property is sold with no warranties whatsoever other than title to same and Grantee further acknowledges that he has purchased the property as is with any and all restrictions as to zoning or future development or construction of such property.

This is unimproved (X) improved ( ) property, known as 202 Commerce Street, Old Hickory, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 28th day of January, 1981

Katie Frances Kidd

Oscar Kidd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Vicki Seymour, a Notary Public in and for said County and State, the within named Oscar Kidd and wife, Katie Frances Kidd

the 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 Nashville, Tennessee, this 23rd day of January 19 81.

Commission expires 4/17/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

OSCAR KIDD and wife

KATIE FRANCES KIDD

TO

D.C. ESTES

G 2 7 1 6 8

IDENTIF. REFERENCE

JAN 28 3 45 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7084 01/28 24.70- CHECK

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

RECEIVED OF _____

FOR _____

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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
			7000.00- CO	
			18.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 24.70-	
7084A01/28/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.2.7.1.6.8

IDENTIF. REFERENCE

JAN 28 3 45 PM '81

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

No. 804085