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

4255

05/06 160.30 CHECK

WARRANTY DEED

BOOK 5742 PAGE 60

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William J. Deering and wife, Beverly Sue Deering	First Tennessee Bank N. A. Memphis	135-90
(NAME) 2935 Ned Shelton Road	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37214	(STREET ADDRESS) 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 William J. Deering and wife, Beverly Sue Deering and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Thomas W. Estes and wife, Nancy L. Estes

have this day bargained and sold, and do hereby transfer and convey unto the said William J. Deering and wife, Beverly Sue Deering

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

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Land in the 2nd Civil District of Davidson County, Tennessee, described as follows: Boundary on the south by the John T. Wallace property. Boundary on the west by Hall & Gardner. Boundary on the north by W. O. McClendon; and on the east by Ned Shelton Road.

Beginning at a point in the southeast corner of said property, the west margin of Ned Shelton Road, the same being the northeast corner of land owned by John T. Wallace, and running thence with his line west 420 feet, more or less, to a point; thence north 174 feet, more or less, to a point; thence east 420 feet, more or less, to a point in the west margin of said Ned Shelton Road; thence south with the west margin of Ned Shelton Road 174 feet, more or less, to the point of beginning.

TRACT NO. 2: A tract or parcel of land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Ned Shelton Road at a common corner with property of Cline W. Sharber and wife, as conveyed to them by deed of record in Book 4338, page 779, Register's Office for Davidson County, Tennessee; thence westerly with line of Sharber 420 feet, more or less, to a point; thence northerly with line of Hall and Gardner 141 feet, more or less, to a point at corner with Ross; thence easterly with line of Ross 420 feet, more or less, to a point in the westerly margin of Ned Shelton Road; thence southerly with Ned Shelton Road 141 feet, more or less, to the point of beginning.

Being the same property conveyed to Thomas W. Estes and wife, Nancy L. Estes by deed from Wendell Lee Pennington and wife, Ramona Mahood Pennington, of record in Book 5607, page 690, Register's Office for said County.

IDENTIFICATION REFERENCE
MAY 6 1 52 PM '81
FILED & RECORDED
DAVIDSON COUNTY, TN.

G 4 0 6 9 5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,000.00

Subscribed and sworn to before me, this the 30th day of April 19 81

William J. Geering
Affiant

My commission expires: 1-15-82
(Affix Seal)

Mary [illegible]
Notary Public

unimproved ( )
This is improved (X) property, known as 2935 Ned Shelton Road, Nashville, Tennessee 37214
(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 1981 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 30th *day of* April *19* 81*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas W. Estes

Thomas W. Estes

Nancy L. Estes

Nancy L. Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary W. Anderson, a Notary Public in and for said County and State, the within named Thomas W. Estes and wife, Nancy L. Estes

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 30th day of April, 19 81

Mary W. Anderson, Notary Public

Commission Expires 1-18-82

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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....., 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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5742 PAGE 63

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

58000.00- CO
150.80 CO TX
.50 PRFEE
9.00 WDEED
CHECK 160.30-
4255A05/06/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6406955

IDENTIFICATION

MAY 6 1 52 PM '81

No. 820602