File Box 21

WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 1981

Notary Public

MY COMMISSION EXPIRES: 4-19-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Fred E. Cowden, Jr., Attorney, 1400 American Trust Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDREW B. CARLSEN et ux. (NAME)	SAME (NAME)	116-6-29
114 Belle Meade Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	B.M. 4323
Nashville, Tennessee 37205 (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, Estes-Taylor Company, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andrew B. Carlsen and wife, Barbara J. R. Carlsen

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 7th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of the Subdivision of the Allen T. Sullivan property, of record in Book 5210, page 256, and amended in Book 5592, page 121, Register's Office for said County, described according to a survey made by Howard S. Dickinson, Inc., Engineer, January 29, 1980, as follows:

BEGINNING at an existing concrete monument in the easterly margin of Belle Meade Boulevard at the northwest corner of the property conveyed to Allen T. Sullivan and wife, Barbara O. Sullivan, by deed from John C. Neff and wife, Joan L. Neff, of record in Book 4223, page 668, said Register's Office; thence North 89° 31' 22" east 326.00 feet along the northerly line to an existing concrete monument; thence South 04° 48' east 136.06 feet along the easterly line to an iron pin; thence South 85° 12' west 325.67 feet along the line dividing the lots described in the above amended plat to an iron pin; thence North 04° 48' west 160.68 feet along the westerly line to the point of beginning, containing 1.1 acres, more or less.

Being the same property conveyed to Estes-Taylor Company, Inc. by deed from Bascomb W. Thomas, Jr. and wife, Suzanne C. Thomas, of record in Book 5641, page 471, Register's Office for Davidson County, Tennessee.

This property is subject to an easement for ingress and egress in favor of adjoining property which is of record in the R.O.D.C.

This is unimproved ( ) improved (X) property, known as 114 Belle Meade Boulevard, Nashville, Tennessee 37205
(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 my hand this 29th day of July, 1981

ESTES-TAYLOR COMPANY, INC.

Patricia A. Tucker, Sec.-Treas. BY: J. Frank Estes

STATE OF _____
COUNTY OF _____

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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
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Frank Estes and Patricia A. Tucker, with whom I am personally acquainted and who upon {his oath} acknowledged {himself} to be the President and Sec.-Treasurer respectively of the Estes-Taylor Company, Inc. the within named bargainor, a corporation, and that {he} {as such President and Secretary-Treasurer}, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. Frank Estes as such President and attesting the same by the said Patricia A. Tucker as such Secretary-Treasurer

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 29th day of July, 19 81

My commission expires Feb. 26, 1984

Notary Public

THERESA M... NOTARY PUBLIC ... STATE OF TENNESSEE

G 5 4 7 4 5

IDENTIF. REFERENCE

AUG 11 1 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ESTES-TAYLOR COMPANY, INC.

TO

ANDREW B. CARLSEN and wife,

BARBARA J. R. CARLSEN

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

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

320000.00- CO
632.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 638.50-
1692A08/11/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.4.7.4 5

IDENTIF. REFERENCE

Aug 11 1 43 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 837417