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

# WARRANTY DEED

BOOK 5813 PAGE 500

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Michael S. Kestner | First Tennessee Bank N. A. Memphis | 162-13-207 |
| (NAME) | (NAME) | |
| 1525 One Commerce Place | P. O. Box 474 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee 37239 | 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 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 $49,000.00, secured by deed of trust of record in Book 5713, page 873, Register's Office for Davidson County, Tennessee,

We, James M. Tague and Byron F. Stephens and wife, Leigh Stephens

*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. 16, Section IIC on the Plan of Monte Carlo Estates, of record in Plat Book 5200, page 66, Register's Office for said County, described as follows, to-wit:
Beginning on the easterly margin of Cedarmont Circle at the corner of Lots 16 and 17; thence with the line between said two lots southeasterly 125 feet to the corner of Lots 15 and 16; thence with the line between said two lots southwesterly 82.06 feet to the northerly margin of Darold Court; thence with the same westerly 93.80 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.27 feet to the easterly margin of Cedarmont Circle; thence with the same northeasterly 80.55 feet to the beginning.

Being the same property conveyed to James M. Tague and Byron F. Stephens and wife, Leigh Stephens by deed from T S Properties, a Tennessee partnership, of record in Book 5713, page 871, Register's Office for said County.

This conveyance is subject to the plan of record in Book 5200, page 66, Register's Office for said County, which shows an Owner's Certificate, a 30-foot building setback line from Cedarmont Circle and 20-foot setback line from Darold Court and an anchor easement; and restrictive covenants of record in Book 5304, page 888, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 29th day of October 19 81

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 232-234 Cedarmont Circle, Nashville, Tennessee 37221
(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* 29th *day of* October, *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.*

James M. Tague

Byron F. Stephens

Leigh Stephens

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Ensley *a Notary Public in and for said County and State,* James M Tague and Byron F. Stephens and wife Leigh Stephens one of the within named bargainors, 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* 29th *day of* October, 19 81.

Mary Ensley
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* .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 1981, before me personally appeared Byron F. Stephens, to me known to be the person who executed the foregoing deed in behalf of James M. Tague and Leigh Stephens, and acknowledged that he executed the same as the free act and deed of said James M. Tague and Leigh H. Stephens.

Witness my hand and official seal at office in Nashville, Tennessee, this 29th day of October, 1981.

Mary Ensley
Notary Public

My commission expires: 4/8/84

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 095

**WARRANTY DEED**

FROM
James M. Tague and wife, Leigh Stephens

TO

Michael S. Kestner

G 66282

IDENTIF. REFERENCE

OCT 30 11 22 AM '81

REGISTER OF DEEDS
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

10/30 12[illegible]

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR BOOK 5813 PAGE 502

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 65000.00- CO<br>169.00 CO TX<br>.50 PRFEE.<br>6.00 WDEED<br>CHECK 175.50-<br>5775A10/30/81 BAL .00 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G 66282

IDENTIF. REFERENCE

Oct 30 11 22 AM '81

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

**No.** 850979