WARRANTY DEED

BOOK 5990 PAGE 327

FROM: SUSIE G. ESTES, JEAN E. ROBERTSON, AND GEORGE H. CATE, JR., EXECUTOR AND TRUSTEE UNDER THE WILL OF MACK ESTES

TO: MAURICE E. GRIGGS, JR., AND WIFE, SUE SMITH GRIGGS

Address New Owners as Follows: Send Tax Bills To: Map 84-1

Mr. & Mrs. Maurice E. Griggs, Jr.
1200 Rosebank Avenue
Nashville, TN 37206

Same

Parcel Nos. 23 and 24

FOR AND IN CONSIDERATION of the sum of SIXTY-FOUR THOUSAND FIVE HUNDRED ($64,500.00) DOLLARS, of which FOURTEEN THOUSAND FIVE HUNDRED ($14,500.00) DOLLARS has been paid in cash, and for the balance of which a promissory note and deed of trust have been executed on this date, WE, Susie G. Estes, Jean E. Robertson, and George H. Cate, Jr., as Executor and Trustee under the will of Mack Estes, Deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Maurice E. Griggs, Jr., and wife, Sue Smith Griggs, 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:

TRACT NO. 1.

A tract of land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, being the south parts of Lots No. 10 and 11 on the Plan of W. R. Cornelius, Jr., Subdivision, as shown on the Plan of said Subdivision of record in Book 547, Page 158, Register's Office for Davidson County, Tennessee, more particularly described according to a survey thereof made September 18, 1930, by Erle Drake, County Surveyor for Davidson County, Tennessee, as follows:
Beginning at a point in the center line of Rosebank Avenue, being the northeast corner of the Gasser Land and the southeast corner of Lot No. 11 of said Subdivision; thence with the center line of said Rosebank Avenue, north 1-3/4° east 135 feet to a point; thence north 87-1/2° west 1183.5 feet, more or less, to the westerly line of Lot No. 10 in the east line of the property belonging to Rufus Pafford; thence along Pafford's easterly line and the west line of Lot No. 10, south 2-1/2° west 135 feet to the common corner of Lots Nos. 9 and 10; thence along a fence and along what was designated on the plan of record hereinabove referred to as being the center line of a proposed avenue lying between Lots Nos. 8, 9, 10 and 11, south 87-1/2° east 1183.5 feet, more or less, to the point of beginning, containing 3.09 acres, more or less.

BEING the same property conveyed to Mack Estes and wife, Ada L. Estes, by deed from Jno. B. Cobb, Jr., Trustee, of record in Book 4578, page 846, Register's Office for Davidson County, Tennessee. The said parties having since died. The said Ada L. Estes having predeceased Mack Estes. Said property devised to Susie N. Estes, for life, with remainder to George H. Cate, Jr., Trustee, with full power of sale, by will of Mack Estes, deceased, of record in Will Book 138, page 232, County Court Clerk's Office for Davidson County, Tennessee.

TRACT NO. 2:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being a portion of the property shown on the Map of W. R. Cornelius, Jr.'s property as of record in Book 547, page 158, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Rosebank Avenue, the southwest corner of the property conveyed to Ada L. Estes, by deed from E. L. Galloway and wife, as of record in Book 1142, page 290, said Register's Office; thence westerly along the southerly margin of Ada L. Estes property 838.5 feet to a point; thence in a southerly direction 4 feet to a point; thence easterly 838.6 feet to an iron pin in the westerly margin of Rosebank Avenue; thence northerly with the westerly margin of Rosebank avenue 4 feet to the point of beginning.

BEING the same property conveyed to Ada L. Estes, by deed from Sterling Homes, Incorporated, of record in Book 2276, page 271, Register's Office for Davidson County, Tennessee. The said Ada L. Estes having since died and devised said property to Mack Estes, under her will of record in Will Book 117, page 377, Probate Court Clerk's Office for Davidson County, Tennessee. The said Mack Estes having since died, and devised said property to Susie N. Estes, for life, with remainder to George H. Cate, Jr., Trustee, with full power of sale, by his will of record in Will Book 138, page 232, Probate Court Clerk's Office for Davidson County, Tennessee.

TRACT NO. 3:

Land in Davidson County, Tennessee, being Lot No. 415 on the Plan of Dugger Heights, Section Four, as of record in Book 2083, page 86, Register's Office for said County.

SAID Lot No. 415 fronts 102.8 feet on the westerly side of Rosebank Avenue and runs back between lines, 226 feet on the northerly line and 173 feet on the southerly line, to a broken line in the rear on which it measures 114.2 feet.

BEING the same property conveyed to Mack Estes and wife, Ada S. Estes, by deed from Sterling Homes, Inc., of record in Book 2344, page 361, Register's Office for Davidson County, Tennessee. The said parties having since died. The said Ada S. Estes having predeceased Mack Estes. Said property devised to Susie N. Estes for life, with remainder to George H. Cate, Jr., Trustee, with full power of sale, by Will of Mack Estes, deceased, of record in Will Book 138, page 232, County Court Clerk's Office for Davidson County, Tennessee.

INCLUDED in the above description but EXCLUDED from Tract No. 1, is a tract of land previously conveyed by Mack Estes and wife, Susie G. Estes, to Maurice E. Griggs, Jr., and wife, Sue Smith Griggs, of record in Book 5547, page 870, Register's Office for Davidson County, Tennessee, to which reference is made for a complete legal description.

Ada L. Estes and Ada S. Estes are one and the same person, and Susie G. Estes and Susie N. Estes are one and the same person.

THIS CONVEYANCE is made subject to a sewer line easement in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4026, page 759, Office of the Register for Davidson County, Tennessee.

TRACT NO. 3 is conveyed subject to easement and restrictions appearing in plan of record in Book 2083, page 86, said Register's Office, and subject to restrictive covenants of record in Book 2275, page 179, said Register's Office.

The Grantors, Susie G. Estes and Jean E. Robertson (being one and the same person as Martha Jean Robertson) are the sole beneficiaries under the will of Mack Estes, who died in Davidson County, Tennessee, on March 4th, 1982, and whose will is of record in Will Book 138, page 232, Office of the County Court Clerk for Davidson County, Tennessee. George H. Cate, Jr., joins in the said deed as Executor and Testamentary Trustee under the said will of Mack Estes.

This is improved property, known as 1200 Rosebank Avenue, Nashville, Tennessee 37206 with an adjoining vacant lot.

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, except as herein set out. Property taxes for the year 1982 have been pro-rated and are assumed by the GRANTEES.

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.

WITNESS our hands this 5th day of January, 1983.

Susie G. Estes
SUSIE G. ESTES

Jean E. Robertson
JEAN E. ROBERTSON

George H. Cate, Jr.
GEORGE H. CATE, JR., EXECUTOR AND TESTAMENTARY TRUSTEE

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Susie G. Estes, a Notary Public in and for said County and State, the within named SUSIE G. ESTES, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of Jan., 1983.

Charlotte L. Pierce
Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Beth L. Immerman a Notary Public in and for said County and State, the within named GEORGE H. CATE, JR., the 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 Nashville, Tennessee, this 20th day of December, 1982.

Beth L. Immerman
Notary Public

My Commission Expires: 7-27-86

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

Personally appeared before me, Jean E. Robertson, a Notary Public in and for said County and State, the within named JEAN E. ROBERTSON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Charlotte, North Carolina, this 28 day of December, 1982.

Betty C. Nash
Notary Public

My Commission Expires: My Commission Expires February 8, 1983

H 25151

IDENTIF. REFERENCE

JAN 7 4 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $64,500.00.

Maurice E. Smyer
Affiant

SUBSCRIBED and sworn to before me, this the 7th day of January, 1983.

George H. Cate, Jr.
Notary Public

My Comm. Expires: 10/20/85

mail

THIS INSTRUMENT WAS PREPARED BY
George H. Cate, Jr., Attorney
1101 Stahlman Building
Nashville, TN 37201

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

RECEIVED OF _____

FOR _____

BOOK 5990 PAGE 331

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
			64800.00- CO	
			107.70 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	180.20-
			9884201/07/83 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H25151

IDENTIF. REFERENCE

JAN 7 4 10 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 920070