WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Williams, Trustee	SAME	Part of
(NAME) 105 Ashlawn Court	(NAME)	Map 131-7
(STREET ADDRESS OR ROUTE NUMBER) Franklin, Tenn. 37064	(STREET ADDRESS)	Parcel 153
(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, a Tennessee corporation

BOOK 5518 PAGE 88

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Williams, Trustee with full power to transfer, convey, mortgage or otherwise encumber without the joinder of any beneficiary,

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:

Being Unit B on Lot 6 as shown on Exhibit "C" to the Master Deed for Square Acres, of record in Book 6494, page 41, Register's Office for Davidson County, Tennessee, including an undivided interest in the common elements, set forth in said Master Deed, having originally been part of Lot No. 6 on the Plan of Square Acres, of record in Book 5800, page 122, Register's Office for said County, to which reference is here made.

Being part of the same property conveyed to Estes-Taylor Company, a Tennessee corporation, by deed from Square Acres Corp., a Tennessee corporation, of record in Book 6205, page 923, Register's Office for said County.

The above property is conveyed subject to the matters as shown on Exhibit A attached hereto.

191627

IDENTIF. REFERENCE

MAR 25 3 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1704 Castleman Drive, Nashville, Tennessee 37215
(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 successors, assigns 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 its hand this 25th day of March, 19 85

ESTES-TAYLOR COMPANY

BY: J. Frank Estes, Pres.
J. Frank Estes, President

Form 3-

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__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Frank Estes with whom I am personally acquainted and who upon (his oath, ~~their several oaths~~) acknowledged (himself, ~~themselves~~) to be the President ~~respectively~~ of the Estes-Taylor Company the within named bargainor, a corporation, and that (he, ~~they~~) as such ~~and~~ President, 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~~ ~~as such~~.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 25 day of March, 19 85.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

WARRANTY DEED

FROM
Estes-Taylor Company, a
Tennessee corporation

TO
Walter Williams, Trustee with full power to transfer, convey, mortgage or otherwise encumber without the joinder of any beneficiary

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 193,570.17

J. Frank Estes, Pres. Estes-Taylor Co. Inc.

Subscribed and sworn to before me this 25 day of March, 19 85

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

EXHIBIT A

1. 1985 Metropolitan Government taxes.

2. Sanitary sewers and/or storm drainage easement and a 20' temporary construction easement conveyed by deed from Bobbie A. Williams to Metropolitan Government of Nashville and Davidson County, Tennessee, dated February 17, 1967, of record in Book 4110, page 219, said Register's Office.

3. Joint access easement as set forth in the deed from Bobbie Alma Williams, unmarried to Square Acres, a joint venture composed of Donald E. McDaniel, Union Financial Corporation, a Tennessee corporation and Town Properties, Inc., dated July 7, 1982, of record in Book 5907, page 820, and re-recorded in Book 5964, page 176, said Register's Office.

4. Conveyance of water mains from Estes-Taylor Co., Inc., to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, dated June 25, 1984, of record in Book 6422, page 90, said Register's Office.

5. Terms, conditions, easements, rights and liens as set forth in the Master Deed of Square Acres Condominium, and the By-Laws appended thereto, of record in Book 6494, page 41, said Register's Office.

6. All matters as shown on the Plat of Square Acres, of record in Book 5800, page 122, said Register's Office, and the condominium Plat of Square Acres as shown on Exhibit C to the Master Deed of Square Acres of record in Book 6494, page 41, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6518 PAGE 91

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

SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

193570.17- CAMT.
503.36 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 612.86-
1828A03/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 1 6 2 7

IDENTIF. REFERENCE

MAR 25 3 45 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118929