File 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16000.00

Subscribed and sworn to before me, this the 15 day of MAY 19 85

My commission expires: January 19, 1986 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Realtors Building, 306 Gay Street, Suite 203, Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Gwendolyn S. McGaw	Owner BOOK 6558 PAGE 261
1604 54th Ave North (STREET ADDRESS)	(STREET ADDRESS)
Nashville TN 37209 (CITY / STATE / ZIP)	(CITY / STATE / ZIP)
MAP & PARCEL NO. 091-02-292	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Walter H. Estes and wife, Sara J. Estes also known as Sara T. Estes

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Gwendolyn S. McGaw

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being part of Block H, on Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of 56th Avenue North, formerly 15th Street, at the northwest corner of the property conveyed to Benjamin F. Kizer and wife, by deed from W. F. McCord and wife, of record in Book 1272, page 625, said Register's Office; thence with Kizer's northerly line, eastwardly 60 feet; thence northwardly and parallel with the easterly margin of said 56th Avenue, North 75 feet to the southerly margin of an alley; thence with the same westwardly 60 feet to the easterly margin of said 56th Avenue North, southwardly 75 feet to the beginning.

Being the same property conveyed to Walter H. Estes and wife, Sara J. Estes also known as Sara T. Estes by deed recorded in Book 4249 at page 157, Register's Office for Davidson County, Tennessee.
This conveyance is subject to taxes for the year 1985 and subsequent years, easements and restrictive covenants of record.

Sara T. Estes and Sara J. Estes being one and the same person.

J 0 5 2 9 3

T IDENTIF. REFERENCE

MAY 16 10 08 AM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1604 - 54th Avenue North, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 15 day of MAY 19 85

Walter H Estes
Walter H. Estes

S

X Sarah J. Estes
Sara J. Estes

05/15 43.10

3543

State of Tennessee
County of Davidson

BOOK 6558 PAGE 262

On this 15 day of MAY, 19 85, before me personally appeared Walter H. Estes and wife, Sara J. Estes also known as Sara T. Estes to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

January 19, 1986

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

BOOK 6558 PAGE 263

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

16000.00- CAMT.
41.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 48.10-
8643A05/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J05293

T
IDENTIF. REFERENCE

MAY 16 10 08 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 135308