BOOK 6564 PG 820

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF _____

The actual Consideration or Value whichever is greater for this transfer is $ 6,500.00 .

Charles N. Woodard
Affiant

SUBSCRIBED AND SWORNTO BEFORE ME, THIS THE 23rd DAY OF May, 1985.

J. K. Woodard
Notary Public

My Commission Expires: Jan. 25, 1988

J 0 7 4 5 2
IDENTIF. REFERENCE
MAY 24 12 40 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map-Parcel
Charels H. Minchey	Same	Map 64-9
18 Dale Dr		Parcel 29
Hendersonville Tenn 37075		

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, EDNA MAI ESTES, widow of D. C. ESTES; J. K. WOODARD and JOHN WILLIAM ESTES, Executors of the Will of D. C. ESTES HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES H. MINCHEY and wife, HELEN L. MINCHEY 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 4th Civil District of Davidson County, Tennessee, being the center 50 foot portion of Lots 30, 31, and 32 of Block "K" on the Plan of Hadley's Bend City of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southeasterly corner of said tract, 50-feet West of Church Street on the Northerly side of Commerce Street and proceeding North 70 deg. 24 min. West 57.33 feet parallel to Commerce Street; North 1 deg. 17 min. East 70.67 feet; North 88 deg. East 50 feet; South 1 deg. 32 min. East 91.67 feet to the point of beginning, containing .097 acres, more or less.

BEING the same property conveyed to D. C. ESTES by Deed from OSCAR KIDD and wife, KATIE FRANCES KIDD by Deed of record in Book 5704, Page 935, said Register's Office. The said D. C. ESTES having died on March 14, 1984, leaving a surviving spouse, EDNA MAI ESTES and his Will having appointed J. K. WOODARD and JOHN WILLIAM ESTES, Co-Executors.

This is ( )unimproved (xx)improved property known as 202 Commerce Street, Old Hickory, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 15 day of May, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Edna Mai Estes
EDNA MAI ESTES

J. K. Woodard
J. K. WOODARD

William John Estes
WILLIAM JOHN ESTES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named EDNA MAI ESTES the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of May, 1985.

Nellie T. Pitcairn
NOTARY PUBLIC

My Commission Expires: 7-27-86

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named J. K. WOODARD the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this 22nd day of May, 1985.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-9-85

STATE OF Ohio

COUNTY OF Erie

PERSONALLY appeared before me, undersigned, a Notary Public in and for said County and State, the within named JOHN WILLIAM ESTES, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Vermilion, Ohio, on this the 20th day of May, 1985.

F. A. Barck
NOTARY PUBLIC

My Commission Expires:

F. A. BARCK
Notary Public, State of Ohio
My commission expires April 20, 1990

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

6500.00- CAMT.
16.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 23.40-
1262405/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 7.4.5.2

IDENTIF. REFERENCE

MAY 24 12 40 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137860