WARRANTY DEED BOOK 6759 PAGE 784

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 52,100.

George R. Maufore
Affiant

SWORN to and subscribed before me on this the 20th day of December, 1985.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Jan. 28, 1988

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
George Wauford	Same	Map 64-4 Pcl 67, 68, 69 + 103
P.O. Box 11		
Old Hickory, Tenn. 37138		

KNOW ALL MEN BY THESE PRESENTS that we, J. K. WOODARD and WILLIAM JOHN ESTES, Co-Executors of the Last Will and Testament of D. C. ESTES, late of Davidson County, Tennessee, deceased, which Will was duly approved and allowed by the Probate Court for Davidson County, Tennessee on March 22, 1984, do, by virtue and in execution of the powers to us given in and by said Will and by Order of the Probate Court of said County of March 22, 1984, and of every other power and authority to us hereunto enabling, and in consideration of the sum of TEN DOLLARS ($10.00), to us paid, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto the said GEORGE R. WAUFORD and THERESA M. WAUFORD, as joint tenants, with the right of survivorship, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. 1: LAND in Metropolitan Nashville-Davidson County, Tennessee; being Lots Nos. 30, 31, 32, 33, 6 and the northerly five feet of Lot No. 8 on the Map of Hadley Bend City of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, and a portion of the abandoned right-of-way of Broadway; and more particularly described in a survey by Howard George and Associates, Project No. 8496, dated November 19, 1985, as follows:

BEGINNING at an iron pin found on the South right-of-way of Center Street; thence with said right-of-way South 85 deg. 00 min. East 62.36 feet to an iron pin set on the centerline of Broadway; thence with said centerline South 41 deg. 05 min. East, passing an iron pin set at 72.43 feet, a total distance of 128.21 feet to a point in a concrete walk on the West right-of-way of Old Hickory Boulevard; thence with said

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JAN 10 9 07 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

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right-of-way South 1 deg. 56 min. West 40.77 feet to an iron pin set; thence North 84 deg. 35 min. West 149.92 feet to an iron pin set on the East side of an alley; thence with said alley North 1 deg. 53 min. East, passing an iron pipe found at 5.00 feet and passing an iron pin set at 79.25 feet, a total distance of 128.75 feet, to the beginning, containing 15,460 square feet, more or less.

BEING the same property conveyed to D. C. ESTES by Deeds of record in Book 5195, Page 291, Book 4280, Page 415 and Book 4427, Page 763; and a portion of Broadway Street abandoned by the Metropolitan Government of Nashville/Davidson County, TN by Bill No. 085-986.

TRACT NO. 2: LAND in Metropolitan Nashville-Davidson County, Tennessee and BEING a part of the Northerly half of Lot No. 12 of Block 5, on the Plan of Berryville, W. A. Bryan's Subdivision, of the Berry Tract, of record in Book 421, Page 117, Register's Office for Davidson County, TN; and more particularly described in a survey by Howard George and Associates, Project No. 8594, dated December 7, 1985, as follows:

BEGINNING at an iron pin set on the Easterly right-of-way of Old Hickory Boulevard approximately 350 feet North of the centerline of Sixth Street; thence with said right-of-way along a curve to the right (Δ = 0 deg. 49 min, R = 3234.04 feet, chord North 1 deg. 37 min. East, 45.76 feet) 46.76 feet to an iron pin set; thence South 82 deg. 14 min. East, 168.84 feet to an iron pin found on the Westerly right-of-way of the N.C. & St. L. Railway; thence with said right-of-way South 31 deg. 08 min. East 36.30 feet to an iron pin found; thence North 87 deg. 31 min. West 187.52 feet to the beginning; containing 0.15 acres, more or less.

BEING the same property conveyed to D. C. ESTES by Deed from LAURA BARBOUR HOWE PILCHER, et al. of record in Book 3708, Page 82, Register's Office for Davidson County, TN.

This is improved property known as 4191 and 4103 Old Hickory Boulevard, 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 16th day of December, 1985 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. K. Woodard — William John Estes

J. K. WOODARD — WILLIAM JOHN ESTES

STATE OF TENNESSEE

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COUNTY OF Sumner

ON this the 16 day of December, 1985, before me, personally appeared, J. K. WOODARD, to me known or proved to me on the basis of satisfactory evidence, to be the person who is the Co-Executor under the Will of D. C. ESTES, of record in Will Book _____, Page _____, Probate Court for Davidson County, TN, and the person described in and who executed the foregoing instrument as such Co-Executor and acknowledged that he executed the same as his free act and deed as Co-Executor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16 day of December, 1985.

Mary V. Brooks

NOTARY PUBLIC

MARY V. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-12-89

STATE OF OHIO

COUNTY OF Erie

ON this the 16th day of December, 1985, before me, personally appeared, WILLIAM JOHN ESTES, to me known or proved to me on the basis of satisfactory evidence, to be the person who is the Co-Executor under the Will of D. C. ESTES, of record in Will Book _____, Page _____, Probate Court for Davidson County, TN, and the person described in and who executed the foregoing instrument as such Co-Executor and acknowledged that he executed the same as his free act and deed as Co-Executor.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 16th day of December, 1985.

NOTARY PUBLIC

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

My Commission Expires: _____

6759

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

52100.00- CAMT.
135.46 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 144.96-
46160A01/10/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

JAN 10 9 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 209399