#04-58-15450

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Wayne S. Estes, et ux Kuldip S. Tiwana, et ux	Security Federal Savings & Loan	74-4-121
(NAME) 1712 D'Ville Drive	(NAME) 4235 Hillsboro Road	94D-67231
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217	(STREET ADDRESS) Nashville, Tn. 37215	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------($10.00)---------- DOLLARS

----------TEN AND NO/100----------

Cash in hand paid by WAYNE S. ESTES, AND WIFE, SARAH L. ESTES, and KULDIP S. TIWANA AND WIFE, KULDIP K. TIWANA, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, LILLIE HARDIMAN HITT, and PATSY S. TRENT POSEY,

have bargained and sold, and by these presents do transfer and convey unto the said WAYNE S. ESTES AND WIFE, SARAH L. ESTES, and KULDIP S. TIWANA AND WIFE, KULDIP K. TIWANA

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 144 on the Revised Plan of Lots 130, 131, 132, 141, and 142, and 144, and a Reserved Parcel "C", and a tract marked Hermitage Swimming Club, Inc., of record in Book 5210, page 119, Register's Office for said County.

Said Lot No. 144 fronts 115.00 feet on the easterly margin of Linden Green, and extends back between lines 132.78 feet on the northerly line, and 84.63 feet, on the southerly line, to a line on the rear, which is a broken line, measuring a total distance of 96.72 feet thereon.

Being the same property conveyed to Lillie S. Hardiman (Hitt) and Patsy S. Trent, by deed from Jerry N. Slack, Erskin Bonds, A.E. Price, Partners, and A.E. Price, Attorney-in-Fact for Fred Vincent, Partner, and A. E. Price, Attorney-in-Fact for William Thetford, Partner, doing business as P.V.T. Partnership, of record in Book 5454, page 123, said Register's Office.

This deed is executed for Lillie Hardiman Hitt, by Patsy S. Trent Posey, her lawful attorney-in-fact, pursuant to an instrument of record in Book _____, page _____, Register's Office for said County.

unimproved ( )
This is improved (xx) property, known as 742 Linden Green
(House Number) (Street)

Hermitage, Tn. 37076
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which 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 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.

Whenever 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 26th day of December, 1985.

Lillie Hardiman Hitt
LILLIE HARDIMAN HITT

Patsy S. Trent Posey
PATSY S. TRENT POSEY

BY:
Patsy S. Trent Posey
Patsy S. TRENT POSEY, Attorney-in-Fact

William R. Posey
William R. Posey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public of said County and State, Patsy S. Trent Posey and William R, Posey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office in Nashville, Tennessee this 26th day of December, 19 85

Bobbie S. Kendall
NOTARY PUBLIC

My Commission Expires: 5-13-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of December 19 85 before me personally appeared Patsy S. Trent Posey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lillie Hardiman Hitt, and who acknowledged that he she executed the same as the free act and deed of said Lillie Hardiman Hitt

Bobbie S. Kendall
NOTARY PUBLIC

My Commission Expires: 5-13-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 53,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Yvonne S. Abernathy

Sworn to and subscribed before me
this 26th day of December .19 85.

My commission expires 5-13-89 Notary Public Bobbie S. Kendall

This instrument was prepared by:
John M. Jordan, Attorney, 4235 Hillsboro Road, Nashville, Tn. 37215
Name Address

WARRANTY DEED

FROM
LILLIE HARDIMAN HITT, AND
PATSY S. TRENT POSEY

TO
WAYNE S. ESTES, ET UX,
KULDIP S. TIWANA, ET UX

IDENTIFICATION REFERENCE

7.69 73

FEB 20 8 52 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

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
			53500.00- CONT.	
			140.14 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	146.64-
5794A02/20/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76973

IDENTIFICATION REFERENCE

FEB 20 8 58 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 220299