Prepared By: Milton W. Smith
4301 Hillsboro Rd.
Nashville, Tn. 37215

WARRANTY DEED

BOOK 6822 PAGE 408

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew G. Higgins and wife Linda C.	Allstate Enterprises Mortgage	Map 144-8-A
NAME:	NAME:	
12 Castlewood Court	300 Knightsbridge Parkway	Parcel 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Lincolnshire, IL 60069	
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of..... Ten and 00/100 ($10.00) ..... *Dollars,*

cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the conveyance of Grantee's property located 1801 Harpeth River Drive to Grantor, hereinafter named,

Estes-Taylor Company, a Tennessee Corporation, hereinafter called Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said.....

Andrew G. Higgins and wife, Linda C. Higgins, hereinafter called Grantees, their

~~(successors)~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 12 on the Plan of Castlewood of record in Book 6250, page 267, Register's Office for said county, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Grantor by deed from Connelly, Dorris and Co., Inc., a Tennessee Corporation, of record in Book 6468, page 716, said Register's Office.

Said Lot No. 12 is conveyed subject to covenants, conditions, restrictions and By-Laws of Castlewood Homeowners Association of record in Book 6483, page 391, said Register's Office, and to said plan of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 547,000.00

Subscribed and sworn to before me, this the 31st day of March, 1986.

Affiant Andrew G. Higgins

My commission expires: 1/18/87
(Affix Seal)

Notary Public

unimproved( )
This is improved (X) property, known as ..... (House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said.....
Grantees their

~~(successors)~~, *heirs and assigns forever.*...It..... *covenant that* ..it is..... *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated herein and for 1986 property taxes which have been prorated and payment thereof assumed by Grantees.

.....It.....*further covenant and bind*.....itself, its successors..... ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said*.....Grantees, their

~~(successors)~~, *heirs and assigns, against the lawful claims of all persons.*

Witness, its *hand*.....*this*.....31st.....*day of*.....March.....*19*.....86.....*the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Estes-Taylor Company

By: J. Frank Estes, President

245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me....., *a Notary Public in and for said County and State*.....
.....
.....
the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at .....*Tennessee, this*.....*day of* ..... *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me,.....the undersigned.....*a Notary Public of the State and County aforesaid, personally appeared*.....J. Frank Estes.....
with whom I am personally acquainted, and who, upon oath, acknowledged.....(or proved to me on the basis of satisfactory evidence) him.....*self to be*.....President.....
.....*of the*.....Estes-Taylor Company.....
the within named bargainor, a corporation, and that.....*he as such*...President.....
being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by him.....
self as.....President.....

Witness my hand and seal, at office in.....Nashville, Tennessee.....
this.....31st.....*day of*.....March.....*19*..86.....

.....*Notary Public*

Commission expires.....1/18/87.....

WARRANTY DEED

FROM

Estes-Taylor Company

TO

Andrew G. Higgins et ux

Compliments of

Colonial Title Company

Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

IDENTIFICATION REFERENCE

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

Apr 7 9 42 AM '86

05150

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6822 PAGE 410

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
			547000.CO- CAMT.	
			1422.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 1428.70-	
0245A04/07/86			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89150

IDENTIFICATION REFERENCE

APR 7 9 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234396