BOOK 6855 PAGE 329

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Nancy Reese Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 86.

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

FEE $ 40

**THIS INSTRUMENT WAS PREPARED BY** BOX 46

STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

| NAME AND ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Nancy Reese Estes (NAME) | Mortgage Trust Company (NAME) | |
| 8300 Sawyer Brown Road (STREET ADDRESS OR ROUTE NUMBER) | 2401 Hillsboro Road, Suite 100 (STREET ADDRESS) | 142-5B-91 |
| Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP) | Nashville, TN 37212 (CITY) (STATE) (ZIP) | 9D-65195 |

FOR AND 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, Joseph Allen Newton, Jr. and wife, Nancy Walker Newton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nancy Reese Estes, unmarried

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 Davidson County, Tennessee, being Unit No. Q-304, together with the carport designated No. Q-304-C, in River Plantation, Section Three, a Condominium Apartment as shown on the plan of record in Book 4675, pages 75, 76 and 77, and amended in Book 4675, pages 103, 104 and 105, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Allen Newton, Jr. and wife, Nancy Walker Newton by deed from William H. Crawford, Jr. and wife, Angela D. Crawford of record in Book 5164, page 589, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4784, page 482, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 8300 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with 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. 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 8th day of May, 19 86

Joseph Allen Newton, Jr. — Nancy Walker Newton

Joseph Allen Newton Jr.

Joseph Allen Newton Jr.

Nancy Walker Newton

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STATE OF TENNESSEE
COUNTY OF Davidson ~~Georgia~~ - Glynn Co., Ga.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Allen Newton, Jr. and wife, Nancy Walker Newton

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Brunswick ~~Tennessee~~ Georgia this 8th day of May, 19 86.

Commission expires 5-5-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

0 0 2 2 7 7

IDENTIFICATION REFERENCE

MAY 13 1 14 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Joseph Allen Newton, Jr. and wife,

Nancy Walker Newton

Nancy Reese Estes, unmarried

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 6855 PAGE 331

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

76000.00- CAMT.
202.80 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 209.30-
3427A05/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00277

IDENTIFICATION REFERENCE

MAY 13 1 14 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 247269