ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Donald J. Estes, et ux	same	Map 132-6
4107 Franklin Rd. (NAME)	same (NAME)	Parcel 39
Nashville, TN 37204 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (STATE) (ZIP CODE)	(STREET ADDRESS) (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6890 PAGE 317

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

FEE $20.00
JUN 18 11 00 AM '86
FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
1 1 7 2 0

Louis T. Brown, and wife, Saundra C. Brown, who joins in the execution hereof for purposes of conveying any rights which she may have in the property conveyed herein, have bargained and sold, and by these presents do transfer and convey unto the said Donald J. Estes, and wife, Nancy C. Estes,

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

Being a tract of land on the west side of Franklin Pike, being a part of the land known as John Thompson's Farm and parts of Lots No. 4 and 5 of the Mullen Lands, as of record in Minute Book 1, page 103, of the Chancery Court at Nashville, described partly according to an old survey made by W. B. Southgate, August 16, 1920, as follows:

BEGINNING at a point in the west margin of the present Franklin Pike in the east line of a 30 foot strip of ground that was originally part of the right of way of the Franklin Interurban Railroad, lying along the west margin of said Franklin Pike, said Interurban Railroad having been abandoned, said point being north 82 degrees east 30 feet from a post at the northeast corner of the A.M. Hagan 12.62 acre tract; thence crossing said abandoned right of way and along the north line of the Hagan Land, south 82 degrees west 750 feet more or less to an iron pin the southeast corner of a tract of 4.1 acres conveyed to Curry L. Turner and wife, by deed from George M. White and wife, as of record in Book 1258, page 331, thence along Turner's east line north 2 degrees west 250.5 feet to a point being an iron pin in the south line of the property formerly belonging to Mary D. White and subsequently conveyed to C. L. Turner by deed of record in Book 1218, page 390, thence along Turner's south line, north 82 degrees east 697.4 feet to a point in the east line of the abandoned right of way of the said Franklin Interurban Railroad in the west line of the said Franklin Pike; thence along with the line of the same, south 8 degrees east 250 feet to a point, the beginning.

Being the same property conveyed to Louis T. Brown by deed of record in Book 6488, page 844, Registers Office, Davidson County, Tennessee.

This conveyance is subject to 1986 taxes which are prorated and assumed by Grantees and as otherwise noted herein.

unimproved ( )
This is improved (X) property, known as 4107 Franklin Rd., Nashville, TN 37204
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 17th day of June, 19 86

Louis T. Brown

Saundra C. Brown

BOOK 6890 PAGE 318

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis T. Brown and Saundra C. Brown

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 Franklin, Tennessee, this 17th day of June, 19 86.

My commission expires 01-31-90 Notary Public Nancy McAllister

NANCY McALLISTER NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $ 228,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 17 day of June, 19 86.

My commission expires 01-31-91 Notary Public Nancy McAllister

NANCY McALLISTER NOTARY PUBLIC WILLIAMSON CO.

This instrument was prepared by:

Don L. Smith, Manier, White, Herod, Hollabaugh & Smith, P.C., 700 Metropolitan Federal Bldg., 230 Fourth Avenue North, Nashville, Tennessee 37219 Address

WARRANTY DEED

FROM

TO

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6890 PAGE 319

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

228000.00- CONT.
592.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 593.30-
6878A06/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11720

IDENTIFICATION REFERENCE

JUN 18 11 00 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 260428