File 3D

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Wayne J. Este & **wife, Pamela S. Este** 3817 Central Avenue Nashville, Tennessee 37215	Same	Map 103-12 Parcel 274 26W-01995

WARRANTY DEED BOOK 6963 PAGE 422

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption of a certain Deed of Trust of record in Book 5997, Page 606, Register's Office for Davidson County, Tennessee, to secure to Hazel Dozier, the original principal amount of $54,500.00, payable as therein specified, I, **Linda Lindstrom now Linda Lindstrom Simmons and husband Joe Simmons**, have bargained and sold, and by these presents do transfer and convey unto the said **Wayne J. Este and wife, Pamela S. Este**, 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. 206 on the Plan of the Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, Page 92, Register's Office for said County.
SAID Lot No. 206 fronts 50 feet on the southerly side of Central Avenue and runs back between parallel line 192.5 feet to an alley.
BEING the same property conveyed to Linda Lindstrom, unmarried by deed from Hazel Dozier and husband, Walter W. Dozier of record in Book 5997, Page 594, said Register's Office for Davidson County, Tennessee.
This conveyance is made subject to any and all existing easements and restrictions of record in said Register's Office.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **3817 Central Avenue, Nashville, Tennessee 37215.**

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 28 day of August, 1986.

Linda Lindstrom Simmons

Joe Simmons

Linda Lindstrom Simmons **and husband, Joe Simmons**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6963 PAGE 423

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Linda Lindstrom Simmons and husband, Joe Simmons** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of August, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $131,000.00

x Pamela S Cate
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 28 DAY OF August, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

36650

IDENTIFICATION REFERENCE

AUG 29 10 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6963 PAGE 424

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

13,000.00- CAMT.
366.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 373.30-
507 A08/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36650

IDENTIFICATION REFERENCE

Aug 29 10 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288815