ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Walter H. Estes and wife Sarah Joyce Estes 651 River Rouge Drive Nashville, TN 37209	S.A.M.E.	Map 90-11 Parcel 2 FB#8DA33447

WARRANTY DEED BOOK 7565 PAGE 183

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, I, **James H. Bornstein, unmarried,** have bargained and sold, and by these presents do transfer and convey unto the said **Walter H. Estes and wife, Sarah Joyce Estes,** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 625 on the plan of Charlotte Park, Section Nine, of record in Book 2900 at page 77, Register's Office for said County.

SAID Lot No. 625 fronts 66.0 feet on the westerly margin of River Rouge Drive and extends back 179.5 feet on the northerly line to a surveyed base line, and 50 feet, more or less, a total distance of 229.5 feet, more or less; and 192.8 feet on the southerly line to a surveyed base line, and 50 feet, more or less, a total distance of 242.8 feet, more or less; to a dead line in the rear on the easterly bank of the Cumberland River, measuring 83 feet thereon.

Being the same property conveyed to James H. Bornstein, unmarried by deed from Emanuele Macca, single of record in Book 7154, Page 578, said Register's Office for Davidson County, Tennessee.

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: **651 River Rouge Drive, Nashville, TN 37209**

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 3 day of June, 1988.

James H. Bornstein

IDENTIFICATION REFERENCE 37371

JUN 7 1 35 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7565 PAGE 184

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Bornstein, unmarried, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of June, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

****

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $95,700.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF JUNE, 1988.

NOTARY PUBLIC

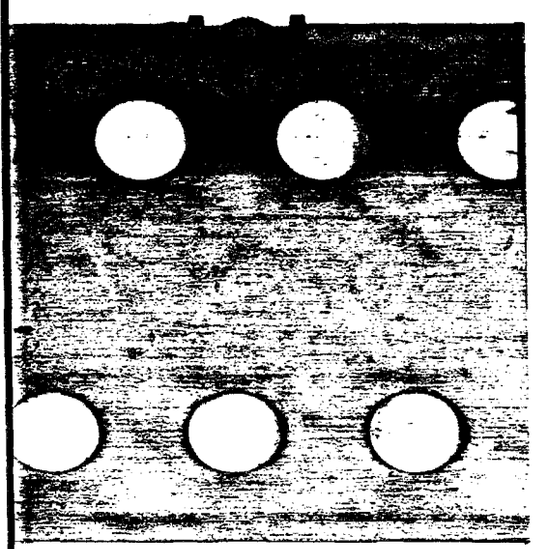
MY COMMISSION EXPIRES:
7-17-88

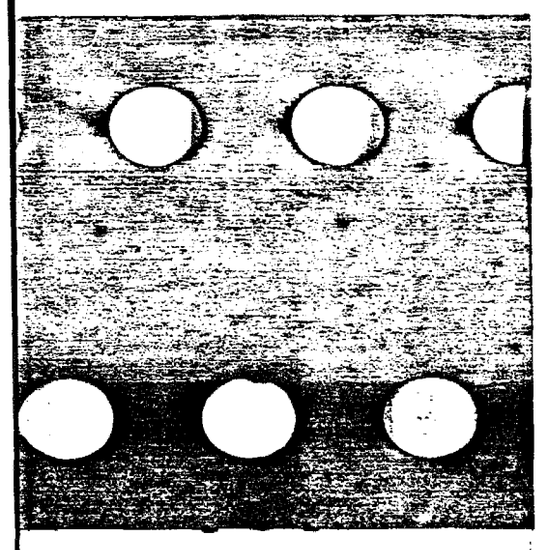
This instrument was prepared by:

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

(615) 833-5858

2560 06/07 0101 03CHECK 274.46





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7565 PAGE 185

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 95700.00
CON TX 267.96
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0.50
WDEED 6.00
TOTAL 274.46
CHECK 274.46

06/07/88 01 13:35 0001 2360

37.37 L.

IDENTIFICATION REFERENCE

JUN 7 1 36 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99234