File 33

THIS INSTRUMENT PREPARED BY:
Earl Thompson, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dorris W. Estes and wife,	Same	42 16-197
Pansy C. Estes (NAME)	(NAME)	
115 Port Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eighty-Five Thousand and No/100----------

DOLLARS

cash in hand paid by Dorris W. Estes and wife, Pansy C. Estes, receipt of which is hereby acknowledged, we, the undersigned, being the heirs-at-law of Nellie Mai Rice, deceased, and all being of lawful age and the heirs-at-law being as follows: William M. Rice, Pauline R. Gammon, Minnie R. Overton, Ellen R. Kemp, Jerry W. Rice, Carol M. DeLoach, Harold M. Rice and DeWitt Rice

BOOK 7846 PAGE 561

have bargained and sold, and by these presents do transfer and convey unto the said Dorris W. Estes and wife, Pansy C. Estes

and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Lot No. 7 on the Plan of Douglas-Levine Subdivision at Madison, Tennessee, recorded in Book 547, page 44, Register's Office of Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the westerly side of Gallatin Pike, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to M. P. Rice and wife, Nellie Mai Rice, by Deed from Mack C. Wilhoite and wife, Corinne M. Wilhoite, of record in Book 1286, page 82, Register's Office for Davidson County, Tennessee, the said M. P. Rice and Nellie Mai Rice both having since died with M. P. Rice having predeceased Nellie Mai Rice and property now being in the heirs-at-law of Nellie Mai Rice.

This property is conveyed subject to easement for sanitary sewer and/or storm drainage being 10 foot in width of record in Book 3373, page 192, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 85,000.00

Dorris W. Estes
Affiant

Subscribed and sworn to before me, this the 11th day of May 1989

Lynda D. Broadhead
Notary Public

My commission expires: 2-5-1990
(Affix Seal)

unimproved ( )
This is improved (X) property, known as Gallatin Pike, in Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dorris W. Estes and wife, Pansy C. Estes and 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.*

And we *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 11th *day of* May, *19*89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DeWitt Rice
DeWITT RICE

William M. Rice
WILLIAM M. RICE

Pauline R. Gammon
PAULINE R. GAMMON

Ellen R. Kemp
ELLEN R. KEMP

Minnie R. Overton
MINNIE R. OVERTON

Jerry W. Rice
JERRY W. RICE

Carol M. DeLoach
CAROL M. DeLOACH

Harold M. Rice
HAROLD M. RICE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Linda V. Brodhead, *a Notary Public in and for said County and State, the within named* William M. Rice, Pauline R. Gammon, Minnie R. Overton, Ellen R. Kemp, Jerry W. Rice, Carol M. DeLoach, Harold M. Rice and DeWitt Rice

.....

or proved to me on the basis of satisfactory evidence, *the bargainor* S., *with whom I am personally acquainted, and who acknowledged that* they have *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *Tennessee, this* 11th *day of* May, *19* 89.

Linda V. Brodhead *Notary Public.*

Commission Expires February 5, 1990

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

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

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

DeWITT RICE, WILLIAM M. RICE, PAULINE R. GAMMON, MINNIE R. OVERTON, ELLEN R. KEMP, JERRY W. RICE, CAROL M. DeLOACH and HAROLD M. RICE

TO

DORRIS W. ESTES and wife, PANSY C. ESTES

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

3633 05/22 0101 03CHECK 293.00

BOOK 7846 PAGE 564

MAY 22 3 30 PM '89

34905

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7846 PAGE 565

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 85000.00
CON TX 280.50
PRFEE 0.50
WDEED 12.00
TOTAL 293.00
CHECK 293.00

05/22/89 01 15:29 0001 8628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3495

MAY 22 3 30 PM '89

No. 212017