This instrument prepared by:
JOHN AARON HOLT, Esquire
JACOBS, HOLT, MASTEN & CLAYTON
311 White Bridge Road
Nashville, Tennessee 37209
615/353-0930

mail

BOOK 7975 PAGE 887

Address New Owner(s)	Send Tax Bills to:	Map-Parcel No.
DARRELL L. SMITH and GARLAND L. SMITH 5138 Eatons Creek Rd. NASHVILLE, TN. 37218	"SAME"	91-2 Parcel 91

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), We, WALTER H. ESTES and Wife, SARAH JOYCE ESTES, have bargained and sold, and by these presents do transfer and convey unto the said DARRELL L. SMITH and/or GARLAND L. SMITH, the GRANTEES herein, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northerly 81 feet of Lot No. 2 and the easterly 10 feet of the northerly 81 feet of Lot No. 4, Block 20, on the Map of Cherokee Park Subdivision, as of record in Book 161 at page 75, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 2 & 4 front together 60 feet on the south side of New York Avenue and extend back between parallel lines along the west margin 61st Avenue North 81 feet to a dead line in the rear.

Being the same property conveyed to WALTER H. ESTES and Wife, SARAH JOYCE ESTES by deed from JACK N. NICHOLSON and Wife, BRENDA G. NICHOLSON, recorded at Book 7941, page 365, Registers Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictive covenants of record.

This is improved property known as 6101 New York Avenue, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances an may effect the premises.

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.

79152

IDENTIF. REFERENCE

Nov 3 11 02 AM '89

FELIX A. ... DAVIDSON ... TN.

0972 11/03 0101 03CHECK 73.66

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 23 day of October, 1989.

Walter Estes

Joyce Estes

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, John A. Holt, a Notary Public in and for said County and State, the within named Darrell L. Smith and/or Garland L. Smith the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of October, 1989.

John A. Holt
NOTARY PUBLIC

My commission expires: 3-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

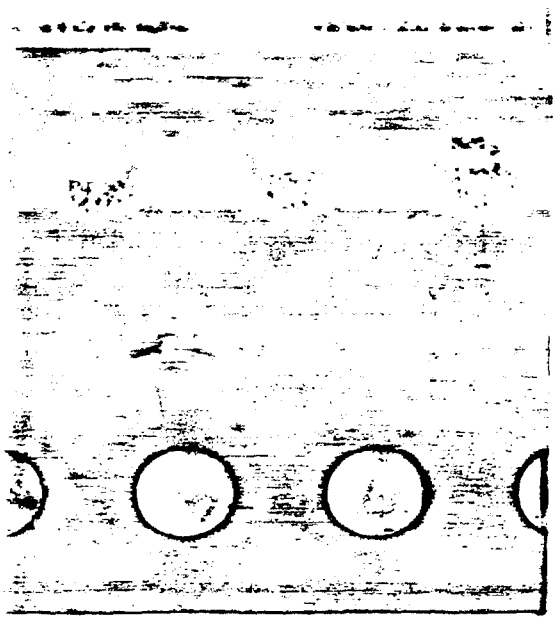
The actual consideration for this transfer or value of property (whichever is greater) is $20,200.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

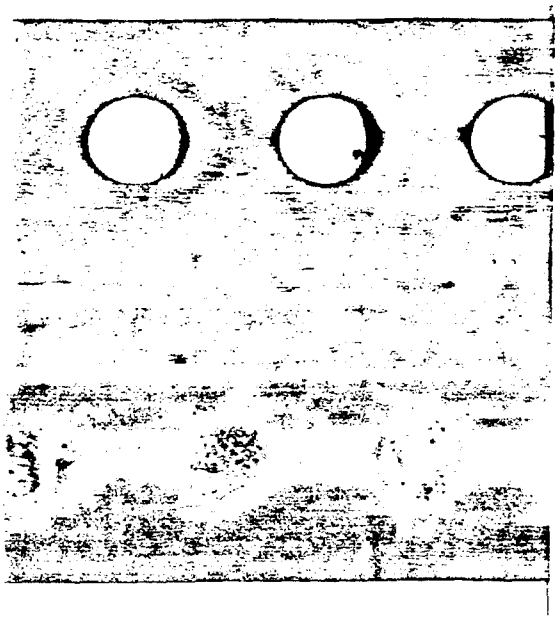
x Walter Estes

Sworn to and subscribed before me this 23 day of October, 1989.

John A. Holt
NOTARY PUBLIC

My commission expires: 3-27-93





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7975 PAGE 889

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 20200.00
CON TX 66.66
PRFEE 1.00
WDEED 6.00
TOTAL 73.66
CHECK 73.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/89 01 11:02 0001 0972

79152

IDENTIF. REFERENCE

Nov 3 11 02 AM '89

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 263860