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 905

| Address New Owner(s) | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Gilbert S. Bullington, et ux.<br>Route 6, Box 318<br>Ashland City, TN 37015 | " Same " | 93-3<br>Parcel 4 |

# 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 GILBERT S. BULLINGTON and Wife, MARGARET C. BULLINGTON, 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 southerly 100 feet and the easterly 30 feet of Lot No. 1301, Block 49 on Plan No. 2 of West Nashville, as of record in Book 57 at page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1301 fronts 30 feet on the northerly margin of California Avenue and extends back between parallel lines of 100 feet to a rear lot line which measures 30 feet thereon.

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 367, Registers Office for Davidson County, Tennessee.

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

This is improved property known as 5400 California 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.

79158

IDENTIF. TREFERENCE

Nov 3 11 05 AM '89

FELIX Z. DAVIDSON

0978 11/03 0101 03CHECK 30.10

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

Sarah 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 Walter H. Estes and Sarah Joyce Estes 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

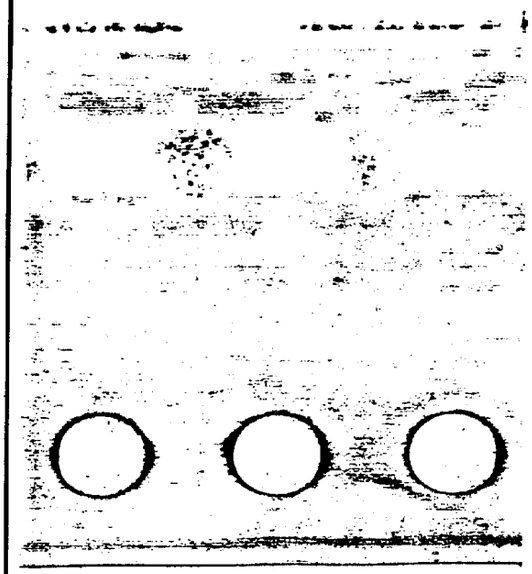
The actual consideration for this transfer or value of property (whichever is greater) is $ 200.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

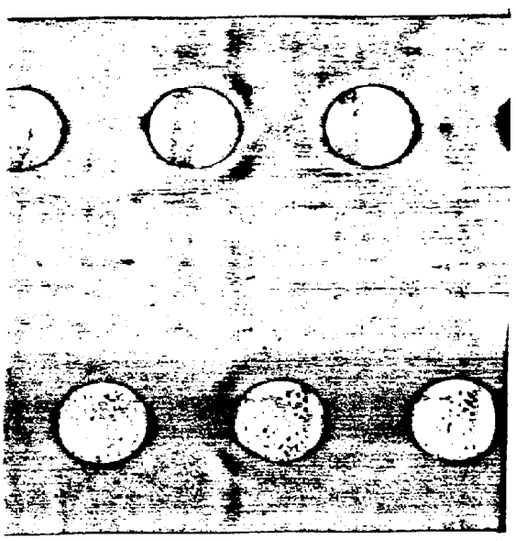
Walter Estes

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 907

| | | |
|---|---|---|
| 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 7000.00
CON TX 23.10
PRFEE 1.00
WDEED 6.00
TOTAL 30.10
CHECK 30.10

11/03/89 01 11:05 0001 0978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79158

IDENTIF. REFERENCE

Nov 3 11 05 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 263866