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 911

Address New Owner(s)	Send Tax Bills to:	Map-Parcel No.
ERNIE C. MIDGETT et ux 103 Shirley Dr. Hendersonville TN 37075	"SAME"	91-2 Parcel 61

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 ERNIE C. MIDGETT and Wife, RICKI G. MIDGETT, 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 westerly part of Lot No. 4 of Block 11 on the Map of Cherokee Park Subdivision, as of record in Book 161 at page 75, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning on the southerly margin of Pennsylvania Avenue at the northwest corner of the property conveyed to J. J. Sanders and Wife, by deed from J. B. Kohl and wife, of record in Book 782, page 206, said Register's Office,; thence with Sanders' westerly line southwardly 150 feet to the northerly margin of an alley, thence with said alley, westwardly 33 feet 8 inches more or less, to the southeast corner of this property conveyed to Jessis B. Russell and Wife, by deed from Amanda C. Manners, of record in Book 946, page 90, said Register's Office; thence with Russell's easterly line northwardly 150 feet to the southerly margin of Pennsylvania Avenue; thence with said Avenue eastwardly 33 feet 8 inches more or less, to the beginning.

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, of record in Book 7941, page 369, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 6201 1/2 Pennsylvania Avenue, Nashville, Tennessee 37209.

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

7916U

IDENTIF. REFERENCE

Nov 3 11 06 AM 98

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 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 Ernie C. Midgett AND RICKI G. MIDGETT 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

0980 11/03 0101 03CHECK 56.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

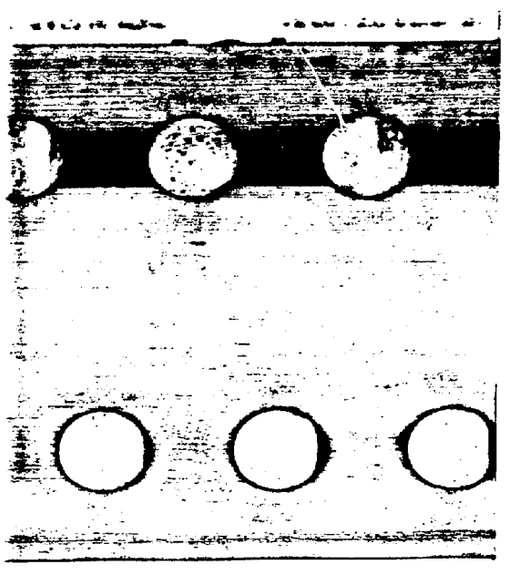
The actual consideration for this transfer or value of property (whichever is greater) is $ 15,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

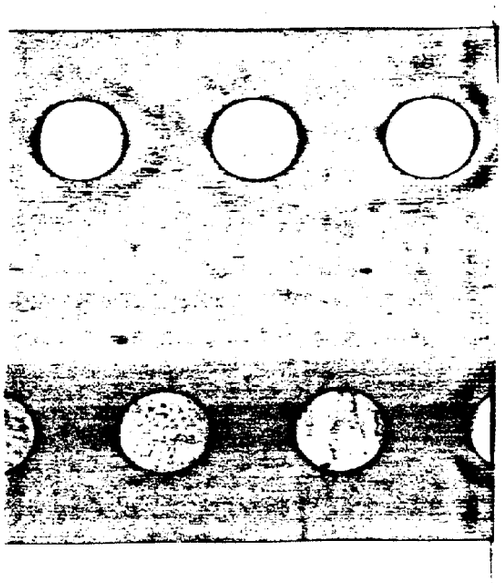
Walter Estes

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 913

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 15000.00
CON TX 49.50
PRFEE 1.00
WDEED 6.00
TOTAL 56.50
CHECK 56.50

11/03/89 01 11:06 0001 0980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79160

IDENTIF. REFERENCE

Nov 3 11 06 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 263868