BOOK 8098 PAGE 862 FILE IN BOX #14

FORM NO. WD-1
#6376

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,260.15

Peggy C. Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 19 90

Notary Public

MY COMMISSION EXPIRES: November 10, 1994

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DENNEY, LACKEY & CHERNAU, 424 Church Street, 13th Floor, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
PEGGY C. ESTES (NAME)	METROPOLITAN FEDERAL S & L ASSN. (NAME)	MAP 53-9
1300 Sioux Terrace (STREET ADDRESS OR ROUTE NUMBER)	618 Grassmere Park, Suite 10 (STREET ADDRESS)	PARCEL 2
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	FB#: 11D-90732

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VIRGIL T. ROSS and wife, MARY E. ROSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PEGGY C. ESTES, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 70 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the West margin of Sioux Terrace, at the common front corner of Lots Nos. 70 and 71; thence, with the line between said two lots West 114.4 feet to a concrete monument, said point being the common rear corner of Lots Nos. 49, 70 and 71; thence, with the line between Lots Nos. 69 and 70, North 97 feet to a point in the South margin of Cheyenne Court; thence, with the margin of the same, East 125.74 feet to a concrete monument at the beginning of a curve to the right having a radius of 25 feet; thence, around said curve 39.27 feet to a concrete monument in the West margin of Sioux Terrace; thence, with the margin of the same, South 118.8 feet to the point of beginning.

BEING the same property conveyed to Virgil T. Ross and wife, Mary E. Ross, by Deed from Lurlynn S. Lowe, John H. Lowe and Charles D. Lowe, of record in Book 7754, Page 700, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note originally executed by William F. Lowe and wife, Lurlynn S. Lowe, to First Federal Savings and Loan Association of Nashville, in the original principal amount of $38,500.00, of

(CONTINUED ON BACK)

unimproved ( )
This is improved (XX) property, known as 1300 SIOUX TERRACE, MADISON, TENNESSEE 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 seised 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. Wherever 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 their hands this 30th day of April, 19 90

X Virgil T Ross
VIRGIL T. ROSS

X Mary E. Ross
MARY E. ROSS

FLORIDA
STATE OF TENNESSEE
~~Davidson~~ County
Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named VIRGIL T. ROSS and wife, MARY E. ROSS,

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 [illegible] County, Florida, ~~Tennessee~~, this 30th day of April, 1990.

Commission Expires May 12, 1990

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

Notary Public

Commission Expires _____

WARRANTY DEED

FROM
VIRGIL T. ROSS and wife, MARY E. ROSS

TO
PEGGY C. ESTES, unmarried

IDENTIF. 1 3 2 2 7 Apr 30

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

(CONTINUED FROM FRONT)
record in Book 4961, Page 636, Register's Office for Davidson County, Tennessee (assumed by the Grantors herein in instrument of record in Book 7754, Page 700, said Register's Office). Mortgagee now being Metropolitan Federal Savings and Loan Association.

RECEIVED FOR RECORD 1990 APR 30 AM 8:01 DAVIDSON CO. TN. 281.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8098 PAGE 864

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 83260.15
				CON TX 274.89
				PRFEE 1.00
				WDEED 6.00
				TOTAL 281.89
				CHECK 281.89
04/30/90	01			15:01 0001 5826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22713

IDENTIF. REFERENCE

APR 30 3 01 PM

DAVIDSON COUNTY

No. 314879