PREPARED BY (AND RETURN TO):
**WILKINS & IVEY,** Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) (Title No: 31712)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 259545.00

Affiant

Sworn and subscribed before me this 25th day of March, 1992.

Notary Public

My Comm. Expires: 9/26/92

**ADDRESS NEW OWNER:**
Robert L. Estes
6111 Elizabethan Drive
Nashville, Tennessee 37205

**RESPONSIBLE FOR PAYMENT OF TAXES:**
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, Illinois 60015

**MAP-PARCEL NUMBERS**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William I. Kuhn and spouse, Emily Kuhn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert L. Estes and spouse, Cassandra D. Estes,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 127 on the plan of Section Eight Hillwood Estates, of record in Book 2133, page 123 and amended in Book 6963, page 571 both in Register's Office for said County.

SAID Lot No. 127, which is a corner lot, fronts 252.5 feet on the southerly margin of Huckleberry Road and fronts 250.0 feet on the easterly margin of Elizabethan Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 282.8 feet on the southerly line and 229.4 feet on the easterly line to a point of intersection.

BEING the same property conveyed to William I. Kuhn and wife, Emily Kuhn by deed from Benjamin J. Alper and wife, Phyllis R. Alper of record in Book 6566, page 332, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Emily Kuhn by William I. Kuhn as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

9 5 8 5 2

IDENTIFICATION REFERENCE

MAR 25 2 43 PM '92

DAVIDSON COUNTY, TN

0509 03/26 0101 03CHECK 967-15

**This is improved property, known as:** 6111 Elizabethan Drive, Nashville, Tennessee 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 25th day of March, 1992.

**William I. Kuhn**

**Emily Kuhn, By: William I. Kuhn, Atty-In-Fact**

**State of Tennessee**
**County of Davidson**

On this 25th day of March, 1992, before me the undersigned authority, personally appeared William I. Kuhn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William I. Kuhn**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Emily Kuhn**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of March, 1992.

Notary Public

My Commission Expires: 9/24/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: William I. Kuhn and Emily Kuhn**

**TO: Robert L. Estes and Cassandra D. Estes**

# AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**William I. Kuhn, Affiant**

Sworn to and subscribed before me this

25th day of March, 1992.

Notary Public

My Commission Expires: 9/24/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8584 PAGE 287

| | | | |
|---|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 259545-00
CON TX 960-15
PRFEE 1-00
WDEED 6-00
TOTAL 967-15
CHECK 967-15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/26/92 01 14:43 0001 0509

95852

IDENTIFICATION REFERENCE

MAR 25 2 43 PM '92

WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514887