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BOOK 8757 PAGE 360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF October 92

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 212 E. Main Street, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen R. Estes	Prudential Home Mortgage Company	MAP 163-11B
(NAME) 317 Ash Forge Drive	(NAME) P.O. Box 4148	PARCEL 87
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Fredrick, Maryland 21701-0909	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Phyllis J. Filipiak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen R. Estes

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:

Land in Davidson County, Tennessee being Lot No. 87 on the plan of Bell Forge Village, Section 4, Second Revision, of record in Plan Book 6250, page 201, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description.

Being the same property conveyed to John S. Filipiak and wife, Phyllis J. Filipiak (John S. Filipiak having since been deceased) by deed from H.P. Associates, of record in Book 6907, page 932, Register's Office for Davidson County, Tennessee.

This conveyance is made subjcet to:

Restrictive convenants contained in an instrument of record in Book 6306, page 644, Register's Office for Davidsop County, Tennessee.

Subject to By-laws for Bell Forge Village Homeowner's Association of record in Book 6350, page 858, said Register's Office which subjects our property to the covenants of record in Book 6040, page 538 and the By-laws in Book 4040, page 576, as Exhibit "C" to said covenants.

Subject to a Plan of record in Plat Book 6250, page 201, said Register's Office for Davidson County, Tennessee.

Taxes for the year 1993 and subsequent years, a lien, but not yet due and payable.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 317 Ash Forge Drive, Antioch, Tennessee 37013
(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 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. 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 my hand this 13th day of October 19 92

Phyllis J. Filipiak

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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 Phyllis J. Filipiak

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of October, 92

Commission expires 11/27/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

54987.

IDENTIFICATION REFERENCE

OCT 15 9 47 AM '92

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Phyllis J. Filipiak

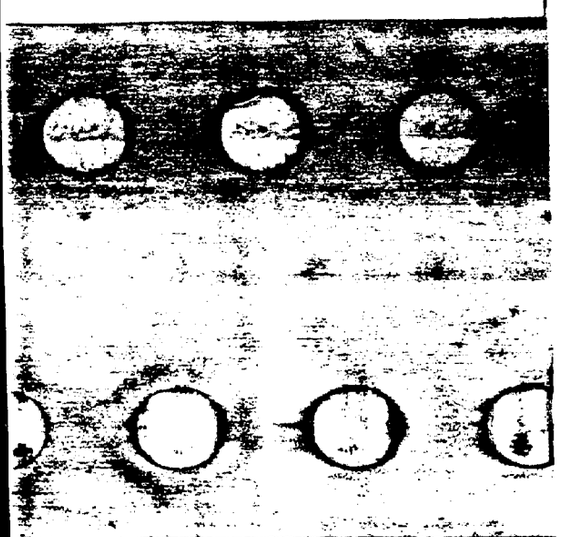
TO

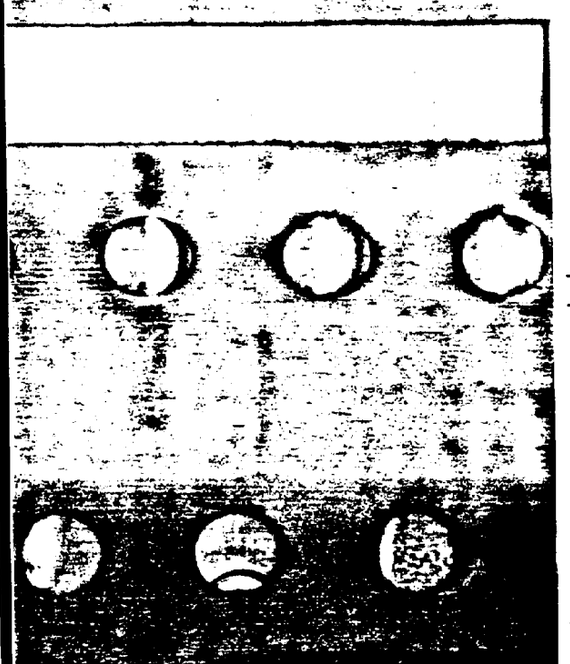
Karen R. Estes

RETURN TO:

Sidwell & Barrett, P.C.
212 E. Main Street
Franklin, Tennessee 37064

0829 10/15 0101 03CHECK 227.30





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

RECEIVED OF _____

FOR _____

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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 59000.00
				CON TX 218.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 227.30
				CHECK 227.30
			10/15/92 01	09:49 0001 0829

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 4 9 8 7

IDENTIFI REFERENCE

OCT 15 9 47 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 580320