Bey 28

BOOK 8802 PAGE 568

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 92

Notary Public

MY COMMISSION EXPIRES: 1/3 19 96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
M. REID ESTES, JR. (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	117-1-127
3110 Forest Park Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 353 (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (P.O. ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	

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 PATTY L. CHADWELL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. REID ESTES, JR., AND WIFE, KELLEY G. 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. 1, Emmahurst Plan of the Re-Subdivision of Lots 16-17-18-24-25-26, Forest Park Land Subdivision, as of record in Book 974, page 4, said Register's Office.

Said Lot No. 1 fronts 100 feet on the north side of Forest Park Ave., and runs back between parallel lines 230 feet to a dead line.

Being the same property conveyed to Patty L. Chadwell by deed from Lillian A. Chadwell, of record in Book 4510, page 534, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easement for sanitary sewers and/or storm drainage, as of record in Book 4058, page 462, Register's Office for said Davidson County, Tennessee.

2. All matters shown on the Plan of record in Book 974, page 4, said Register's Office, including, but not limited to, an Owner's Certificate, a 100 foot minimum building setback line from Forest Park Ave.

Unimproved [ ] This is improved [X] property, known as 3110 Forest Park Avenue, Nashville, Tennessee 37215
(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 1st day of December, 19 92

Patty L. Chadwell
PATTY L. CHADWELL

STATE OF TENNESSEE
Davidson County

BOOK 8802 PAGE 569

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATTY L. CHADWELL

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 1st day of December, 19 92.

JO ANN SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Commission Expires 1/22/95

Jo Ann Smith 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

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

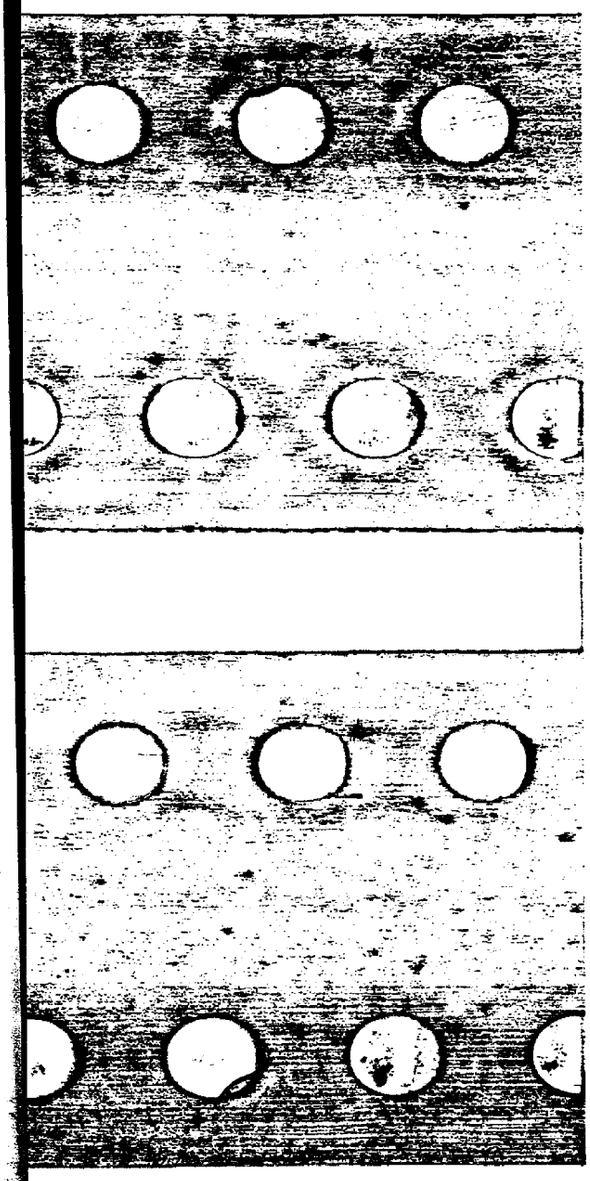
6.98.6.1.

IDENTIFICATION REFERENCE:

DEC 2 4 06 PM '92

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

754 12/02 0101 CHECK 1248.50



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

RECEIVED OF _____

FOR _____

BOOK 8802 PAGE 570

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 335000.00
				CON TX 1239.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1248.50
				CHECK 1248.50
12/02/92		01		16:04 0001 7354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9.8.5.1.

IDENTIFICATION (REFERENCE)

DEC 2 4 06 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 596611