276

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
David E. Estes	NationsBanc Mortgage Corporation	MAP and PARCEL
Helen C. Estes	Attn: Tax Dept.	
3837 Eckhart Drive	P.O. Box 353	133-12-0-259.00
Nashville, TN 37211	Louisville, KY 40201-0353	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 8934 PAGE 853

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John R. Holmes, Jr. and Barbara D. Holmes, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **David E. Estes and Helen C. Estes, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the plan of Section Four Greenwood Hills, of record in Book 4955, Page 49, Register's Office for said county.

Said Lot No. 104 fronts 74.25 feet on the southerly margin of Eckhart Drive and extends back 145.00 feet on the westerly line and 101.35 feet on the easterly line to a broken line in the rear, measuring 95.20 feet thereon.

Being the same property conveyed to John R. Holmes, Jr. and wife, Barbara D. Holmes by deed from Craig E. Eldridge and wife, Tamara K. Eldridge of record in Book 7072, Page 588, Register's Office of Davidson County, Tennessee.

This is property with a common address of 3837 Eckhart Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4955, Page 49, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5098, Page 743, as amended in Book 5871, Page 118, and in Book 5893, Page 182, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $66,000.00

X Helen C. Estes
Affiant

Subscribed and sworn before me this 29th day of April, 1993.

Cindy Smith
Notary Public

My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **April, 1993**.

John R. Holmes, Jr.

Barbara D. Holmes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **John R. Holmes, Jr. and Barbara D. Holmes, husband and wife** , with whom I am personally acquainted, or who 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 **29th** day of **April, 1993**.

Notary Public
My Commission Expires: 1-28-97

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **29th** day of **April, 1993.**

Notary Public
My Commission Expires:

File No. 9304-135

15451

INFINITI REFERENCE

MAY 3 2 23 PM '93

DAVIDSON COUNTY, TN

3508 05/03 0101 03CHECK 253.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8934 PAGE 855

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 66000.00
				CON TX 244.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 253.20
				CHECK 253.20
			05/03/93 01	14:26 0001 8508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15451

IDENTIFICATION REFERENCE

MAY 3 2 28 PM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 646650