BOOK 9086 PAGE 361

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

93 SEP 21 AM 9:41
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

64913

**THIS INDENTURE**, made and entered into as of the **14th** day of **September, 1993** by and between

**Charles Edmondson Estes and Janet D. Estes, Husband and wife** ,

hereinafter referred to as Grantor, and

**Robert A. Baker Sr. and Linda J. Baker, Husband and wife** ,
hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of , State of Tennessee:

**TRACT I:**

**Land in the 9th Civil District of Davidson County, Tennessee, being described according to a survey made by John Kohl, dated May 26, 1977 as follows:**

**Beginning at a point in the westerly margin of Old Charlotte Road 1925 feet, more or less, northerly from the northwesterly corner of the intersection of Old Charlotte Road and Highway 70; thence North 88 deg. 00' West 625 feet to an iron pin;' thence South 2 deg. 00' West 150 feet to an iron pin; thence North 88 deg. 00' West 190.6 feet to an iron pin; thence North 24 deg. 09' West 334.2 feet to an iron pin; thence North 2 deg. East 300 feet to a point; thence running with the southerly line of Ezell's Property South 88 deg. East 337.7 feet to an iron pin; thence South 2 deg. West 300 feet to an iron pin; thence South 88 deg. East 625 feet to an iron pin in the westerly margin of Charlotte Road; thence with said Road, South 2 deg. 00' West, 150 feet to the point of beginning, containing 6.23 acres, more or less.**

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**TRACT II:**

**A tract of land in the 9th Civil District of said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, February 20, 1958, as follows:**

**Beginning at a point in the westerly margin of Old Charlotte Road, said point being 1775 feet northerly from the northwesterly intersection of said Road and U.S. Highway No. 70; thence at right angles westerly 625 feet to a point; thence at right angles northerly 150 feet to a point; thence at right angles easterly 625 feet to a point in the westerly margin of said Road; thence at right angles and with the margin of the same southerly 150 feet to the point of beginning.**

**Being the same property conveyed to Charles Edmondson Estes and wife, Janet D. Estes of record in Book 5158, page 102 and Book 6016, page 835, Register's Office, Davidson County, Tennessee.**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

**This conveyance is subject to restrictive covenants of record in Book 2880, page 467, Register's Office, Davidson County, Tennessee.**

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

**Charles Edmondson Estes**

**Janet D. Estes**

**INDIVIDUAL**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Charles Edmondson Estes and Janet D. Estes, Husband and wife** , the within named bargainors, 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, at office, this **14th** day of **September, 1993**.

Notary Public

Commission Expiration: 1-23-94

**STATE OF Tennessee**
**COUNTY OF Davidson**

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$165,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**Affiant**

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

Subscribed and sworn to before me this **14th** day of **September, 1993.**

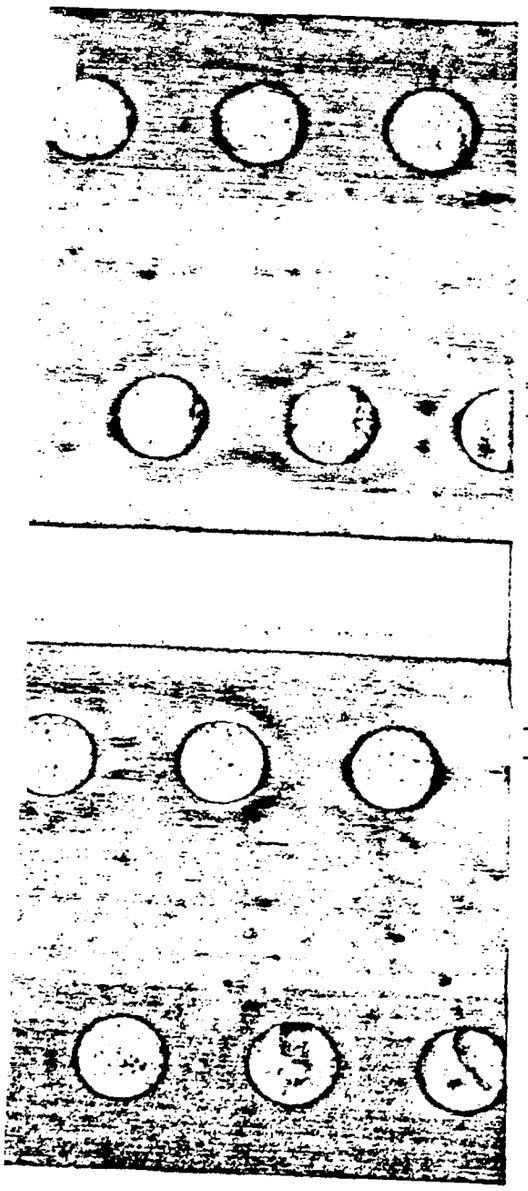
Notary Public

Commission Expiration: 1-23-94

| RETURN TO: | SEND TAX BILLS TO: | PROPERTY ADDRESS: |
|---|---|---|
| Anderson & Jordan Escrow Company, Inc.<br>2323 Crestmoor Rd.<br>Nashville, TN 37215 | First Security Bank | 9080 Old Charlotte Pike<br>Pegram, TN 37143<br><br>MAP PARCEL NUMBER<br>Tract I 126-0-15.03 |

WD-NEW DOC

**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 165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
TOTAL 619.50
CHECK AMT 619.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

09/21/93 01 09:41 0001 755

64943
IDENTIFICATION REFERENCE

93 SEP 21 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 699961