This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
John W. Estes Jr. and Janice L. Estes
223 Cima Drive
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 43-10
PARCEL 2
11D-61685

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James A. Mason and wife, Norma J. Mason hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John W. Estes Jr. and wife, Janice L. Estes, as tenants by the entirety, 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:

> BEING Lot No. 64 on the revised unrecorded plan of Tract 14 of the Anderson Estates, the said tract being a part of a recorded plan of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, said lot being described according to a survey made by Norris H. Hickerson, Surveyor, dated October 8, 1953, as follows:
>
> BEGINNING at an iron pin the the easterly margin of May Drive, said point being the common corner of Lots Nos. 63 and 64 of said Subdivision, which point is located 161.1 feet northerly from a concrete marker at the intersection of May Drive and Dupont Avenue; thence along May Drive N4°E, 90 feet to another iron pin and the easterly margin of said Drive; thence S86°E, 174 feet to an iron pin; thence S4°W, 90 feet to another iron pin; thence N86°W, 174 feet to the point of beginning.
>
> Being the same property conveyed to James A. Mason and wife, Norma J. Mason, by deed from Randell Grant Sands and wife, Sarah F. Sands of record in Book 9371, Page 691, and as re-recorded in Book 9386, Page 932, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This Property is conveyed "AS IS, WHERE IS"

Taxes for 1994 have been pro-rated and assumed by Grantee(s).

This is improved property known as 204 May Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Estes Jr. and wife, Janice L. Estes, their heirs and assigns, forever; and we, James A. Mason and wife, Norma J. Mason 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of August, 1994.

James A. Mason

Norma J. Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James A. Mason and wife, Norma J. Mason the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

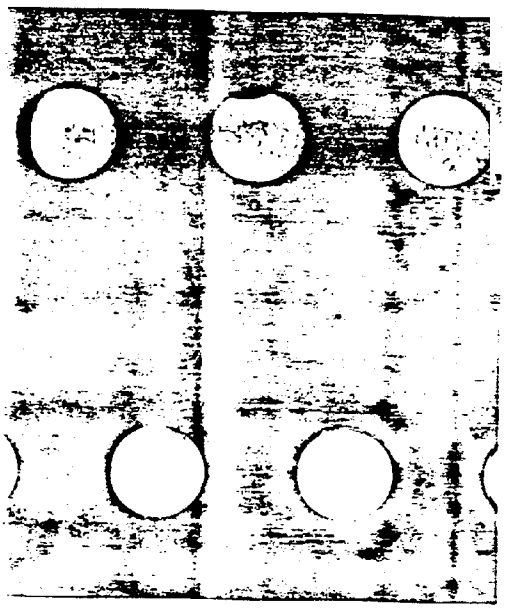
The actual value or consideration, whichever is greater, for this transfer is $ 44,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of August, 1994.

NOTARY PUBLIC
My Commission Expires: 3/22/97

76749
IDENTIF. & REFERENCE
94 AUG -1 PM 2:03
ELLA T. ... REGISTER
DAVIDSON COUNTY, TN.
3033 38/01 0101 03CHECK 171.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

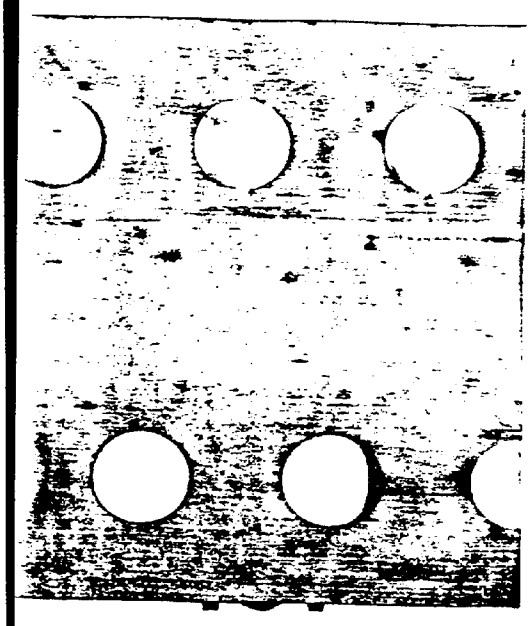
RECEIVED OF _____

FOR _____

BOOK 9423 PAGE 481

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	44000.00
CON TX	162.80
PRFEE	1.00
WDEED	8.00
TOTAL	171.80
CHECK	171.80

08/01/94 01 14:03 0001 3030

76749
IDENTIF. ↑ REFERENCE

94 AUG -1 PM 2:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 819570