BOOK 9545 PG 119

8

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
14th DAY OF December 19 94

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JULY 25, 1998
(AFFIX SEAL)

DEBORAH H. BERRIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Tunstall, Jr. (NAME)	Third National Bank in Nashville (NAME)	145-7-11
5045 Villa Crest Drive (ADDRESS)	201 4th Avenue N. (ADDRESS)	
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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, John Frank Estes and wife, Loretta W. Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Tunstall, Jr. and Lisa C. Bonner, as Joint Tenants with the Rights of Survivorship

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. 12 on the Plan of Villa Estates; as of record in Book 3600, page 66, Register's Office for said County.

Beginning at a point in the westerly margin of Villa Crest Drive between Lots Nos. 11 and 12, running westerly 342.94 feet to a point; thence southerly along a broken line measuring 176.19 feet; thence easterly 331.05 feet to the westerly margin of Villa Crest Drive; thence northerly along the westerly margin of Villa Crest Drive 175 feet to the point of beginning.

Being the same property conveyed to John Frank Estes and wife, Loretta W. Estes by deed from Estes-Taylor Company of record in Book 3843, page 629, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

17045 IDENTIF. & REFERENCE

94 DEC 14 AM 9:45 FELIX A. WILSON REGISTER DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 5045 Villa Crest Drive, Nashville, Tennessee 37220
(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 our hand s this 12th day of December 19 94

John Frank Estes

Loretta W. Estes

BOOK 9545 PG 120

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Frank Estes and wife, Loretta W. Estes

the bargainor s AT LARGE, 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 and official seal at Brentwood, Tennessee, this 12th day of December 19 94.

KAREN L. TROTT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 11/7/95

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 _____.

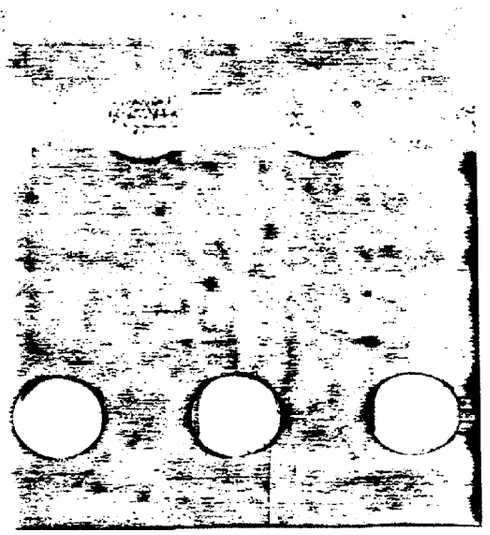
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

2883 12/14 0101 03CHECK

897-00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

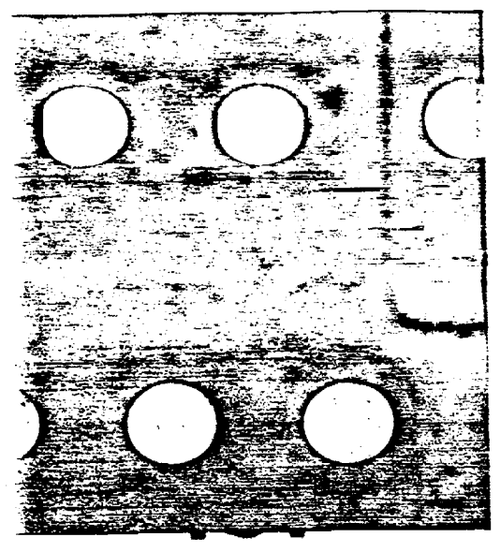
RECEIVED OF _____

FOR _____

BOOK 9545PG121

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
	240000.00
CON TX	888.00
PRFEE	1.00
WDEED	8.00
TOTAL	897.00
CHECK	897.00

17045
IDENTIF. ← REFERENCE

94 DEC 14 AM 9:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

12/14/94 01 09:46 0001 2883

No. 862843