BOOK 9590PG976

THIS INSTRUMENT PREPARED BY:
Jack Green, Attorney at Law
141 Thompson Lane
Nashville, TN. 37211

Address New Owner	**Send Tax Bills To**	**Map-Parcel No.**
James H. Estes, et al	**Same**	164.00.0 207.00
300 Fairfax Avenue		164.00.0 112.00
Nashville, TN. 37212		

TRUSTEE'S DEED

JAMES H. ESTES, TRUSTEE of the estate of **Flora Belle Estes, deceased** and in accordance with the terms and conditions of the Will of said deceased, and for a valuable consideration, does sell, transfer and convey to the following named persons setting out their title and interest therein:

To **James H. Estes**, one -half (1/2) interest in the following described property;

To **Ira Jefferson Estes III**, one-fourth (1/4) interest in the following described property; and

To **Nancy Susan Estes McGee**, one-fourth (1/4) interest in the following described property

same being owned by them as Tenants in Common.

SAID property is described as follows:

BEING a certain tract or parcel of land, situated and lying in the Second, formerly the Third Civil District of Davidson County, Tennessee, containing by estimation 67 acres and 93 poles, by the same more or less, and described as follows:

BEGINNING at a stake at the southeast corner, running on Johnson's line north 52 poles, 10 links to a cedar; thence west 7 poles to a small oak; thence north 22 poles to a hickory to r. Rains' south line; thence west 66 poles, 22 1/2 links to a cedar; thence north 6 poles to a dead black oak; thence west 54 poles to a cedar stump at the northwest corner; thence south 46 poles, 12 links to an ash; thence east 1 1/2 poles to a stake; thence south 53 poles, 5 links to a rock, thence north about 82 1/2 degrees east 127 poles, 12 l/2 links to the beginning corner. Being all of the above described land excepting 5.17 acres, more or less conveyed to Miss Mary Irene Austin, by deed of E. T. Bradley and wife, as of record in Book No. 502, page 623, in said Register's Office.

BEING the same property conveyed by Warranty Deed to Ira J. Estes, et ux of record in Book 936, Page 783, Register's Office for Davidson County, Tennessee.

BEING a tract of land in the 2nd, formerly the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Blanchard & Parrish, Engineers, July 18, 1939, as follows:

BEGINNING on the southerly margin of Pin Hook Road at the northwest corner of the Estes property; thence with Estes' westerly line south 1 degree 10 minutes west 1081 feet to a stake and elm pointer; thence south 74 degrees 17 minutes west 754 feet to a stake; thence north 1 degree 10 minutes east 1328 feet to a stake in the southerly margin of Pin Hook Road; thence with said Road south 86 degrees 27 minutes east 727 feet to the beginning, containing 20 acres.

BEING the same property conveyed by Installment Deed to Ira J. Estes, et ux of record in Book 116, page 234, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate unto the Grantees, their heirs and assigns in fee simple forever and the Grantor does hereby transfer, assign and set over unto the Grantees, said property and does hereby warrant the title as fully as he is authorized to do so as Trustee but no further or otherwise.

WITNESS my hand this 7 day of Feb., 1995.

James H. Estes

JAMES H. ESTES, TRUSTEE
of the estate of
Flora Belle Estes, deceased

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 H. Estes, Trustee of Flora Belle Estes, deceased**, who upon oath acknowledged himself to have full power and authority to execute the within and foregoing instrument, and with whom I am personally acquainted, and who acknowledged further that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, this the 7 day of February, 1995.

Peggy M. Barnett

Notary Public

My Commission Expires: 7-25-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this instrument is $ -0- .

James H. Estes
Affiant

Sworn to and subscribed before me this 7 day of Feb., 1995.

Legg M. Barnett
Notary Public

My Commission Expires: 7-25-98



32672
IDENTIF. ↑ REFERENCE

95 FEB -8 AM 10:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0105 02/08 0101 03CHECK 12.00