Bk. 8 17

# WARRANTY DEED

BOOK 9593 PG 56

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER FOR THIS TRANSFER IS $ 54,521.35

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF February 19 95

_____
Notary Public

MY COMMISSION EXPIRES: 5-24-97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Leslie Estes (NAME) | SunTrust (NAME) | MAP 149-9 |
| 4840 Barclay Square Drive (ADDRESS) | 360 Interstate N. Pkwy. #500 (ADDRESS) | PARCEL 151 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Atlanta, GA 30339 (CITY) (STATE) (ZIP) | 2DX68468 |

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, Betty J. Jett, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie Estes and wife, Cindy Estes

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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plat of Barclay Square, Section 3 of record in Plat Book 4675, page 154, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Betty J. Jett by deed from Ivan H. Brown and wife, Barbara J. Brown of record in Book 7570, page 648, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4872, page 490, and Book 4995, page 682, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Grantees herein agree to assume the balance of an indebtedness to SunTrust secured by a Deed of Trust of record in Book 6739, page 24, Register's Office for Davidson County, TN.

33332 IDENTIF. & REFERENCE

95 FEB 10 PM 12:03
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

0845 02/10 0101 03CHECK 210.72

This is improved ( ) unimproved ( ) property, known as 4840 Barclay Square Drive, Antioch, TN 37013
(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 my hand this 8th day of February, 19 95

Betty J. Jett

Betty J. Jett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9593 PG 57

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty J. Jett

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February 19 95.

Commission expires 5-24-97

Notary Public

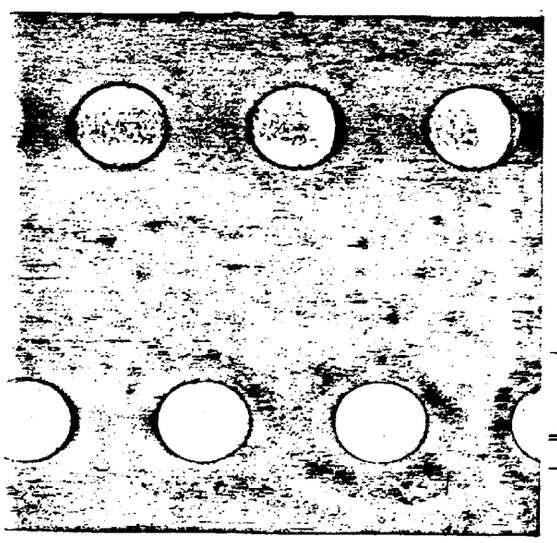
STATE OF TENNESSEE
COUNTY OF

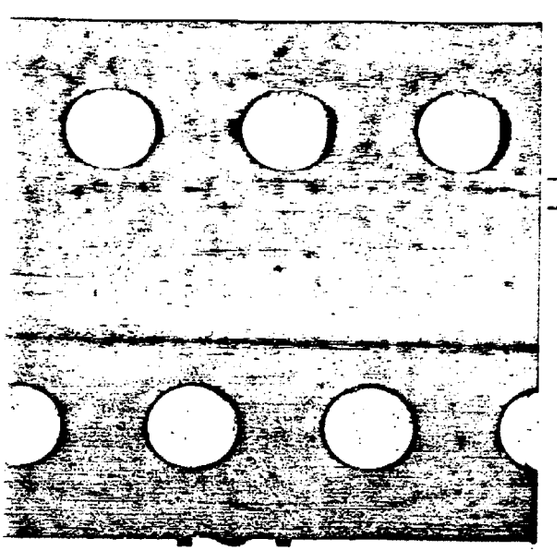
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9593 PG 58

| | | |
|---|---|---|
| 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 | 54521.35 |
| CON TX | 201.72 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 210.72 |
| CHECK | 210.72 |

02/10/95 01 12:03 0001 0845

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

33332
IDENTIF. # REFERENCE

95 FEB 10 PM 12:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 880565