Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 9943PG554

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
D. W. Bowen 6101 Robertson Ave Nashville, Tn. 37209	Same as New Owner	Map 91-2 Parcel 105 Field Book 12W 24420

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, KATHRYN ESTES MERCER (a 1/7 interest), OLLIE D. CHASTAIN, JR. (1/5 of a 1/7 interest), LINDA C. McMILLAN (1/5 of a 1/7 interest), MICHAEL CHASTAIN (1/5 of a 1/7 interest), RICKY CHASTAIN (1/5 of a 1/7 interest), VICKY C. STORY (1/5 of a 1/7 interest), MARY VIRGINIA ESTES JONES (a 1/7 interest), KENNETH ESTES (1/2 of a 1/7 interest), DIANE E. PARSLEY (1/2 of a 1/7 interest), DOROTHY JEAN ESTES COBB (a 1/7 interest), BILLY E. ESTES (a 1/7 interest) and HAROLD DEAN ESTES (a 1/7 interest), hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto D. W. BOWEN, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly 75 feet of Lot No. 19 of Block 20 on the Map of Cherokee Park as of record in Book 161, page 75, Register's Office for said County. Said part of Lot No. 19 fronts 75 feet on the easterly side of 62nd Avenue North, formerly 21st Street, and runs back between parallel lines along the south margin of an alley, 50 feet to the west line of Lot No. 17.

BEING the same property conveyed to Goldie Estes, a/k/a Goldie Cornellia Estes, by deed from William G. Beecham and wife, Iva B. Beecham, by Warranty Deed of record in Book 3310, page 243, Register's Office for Davidson County, Tennessee. The said Goldie Estes died on March 16, 1992, predeceased by her husband, Hubert Estes, who died in 1953. The only children born to or adopted by Goldie Estes during her lifetime were Kathryn Estes Mercer, Lucille Estes Chastain, Mary Virginia Estes Jones, Hubert Estes, Jr., Dorothy Jean Estes Cobb, Billy E. Estes and Harold Dean Estes. Lucille Estes Chastain died in 1988 survived by her five children, Ollie D. Chastain, Jr., Linda C. McMillan, Michael Chastain, Ricky Chastain and Vicky C. Story. Hubert Estes, Jr. died in September 1995 survived by two children, Kenneth Estes and Diane E. Parsley. The remainder of the children of Goldie Estes are now living.

The mailing address for the said property is 1504 62nd Avenue North, Nashville, TN 37209.

The property description as hereinabove set forth is the same as that contained in the previous Deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 161, page 75, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

HAROLD DEAN ESTES executes this Warranty Deed as Attorney-in-Fact for KATHRYN ESTES MERCER, OLLIE D. CHASTAIN, JR., LINDA C. McMILLAN, MICHAEL CHASTAIN, RICKY CHASTAIN, VICKY C. STORY, MARY VIRGINIA ESTES JONES, KENNETH ESTES, DIANE E. PARSLEY, DOROTHY JEAN ESTES COBB, and BILLY E. ESTES, under Powers of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on this the 6th day of February, 1996.

"GRANTORS"

Kathryn Estes Mercer
KATHRYN ESTES MERCER
By: Harold Dean Estes, Attorney In Fact

Ollie D. Chastain Jr.
OLLIE D. CHASTAIN, JR.
By: Harold Dean Estes, Attorney In Fact

Linda C. McMillan
LINDA C. McMILLAN
By: Harold Dean Estes, Attorney In Fact

Michael Chastain
MICHAEL CHASTAIN
By: Harold Dean Estes, Attorney In Fact

Ricky Chastain
RICKY CHASTAIN
By: Harold Dean Estes, Attorney In Fact

Vicky C. Story
VICKY C. STORY
By: Harold Dean Estes, Attorney In Fact

Mary Virginia Estes Jones
MARY VIRGINIA ESTES JONES
By: Harold Dean Estes, Attorney In Fact

Kenneth Estes
KENNETH ESTES
By: Harold Dean Estes, Attorney In Fact

"GRANTEES"

D.W. Bowen
D. W. BOWEN

Diane E. Parsley

DIANE E. PARSLEY
By: Harold Dean Estes, Attorney In Fact

Dorothy Jean Estes Cobb

DOROTHY JEAN ESTES COBB
By: Harold Dean Estes, Attorney In Fact

Billy E. Estes

BILLY E. ESTES
By: Harold Dean Estes, Attorney In Fact

Harold Dean Estes

HAROLD DEAN ESTES

BK/ 9943 PG 556

96 FEB -9 AM 9:45

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

01499035

IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD DEAN ESTES and D. W. BOWEN 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 the 6th day of February, 1996.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 6th day of February, 1996, before me, personally appeared HAROLD DEAN ESTES, to me known to be the person who executed the foregoing instrument on behalf of KATHRYN ESTES MERCER, OLLIE D. CHASTAIN, JR., LINDA C. McMILLAN, MICHAEL CHASTAIN, RICKY CHASTAIN, VICKY C. STORY, MARY VIRGINIA ESTES JONES, KENNETH ESTES, DIANE E. PARSLEY, DOROTHY JEAN ESTES COBB, and BILLY E. ESTES, and acknowledged that he executed the same as the free act and deed of the said KATHRYN ESTES MERCER, OLLIE D. CHASTAIN, JR., LINDA C. McMILLAN, MICHAEL CHASTAIN, RICKY CHASTAIN, VICKY C. STORY, MARY VIRGINIA ESTES JONES, KENNETH ESTES, DIANE E. PARSLEY, DOROTHY JEAN ESTES COBB and BILLY E. ESTES.

WITNESS my hand and official seal this the 6th day of February, 1996.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $14,000.00.

D.W. Bowen

Affiant

Sworn to and subscribed before me, this the 6th day of February, 1996.

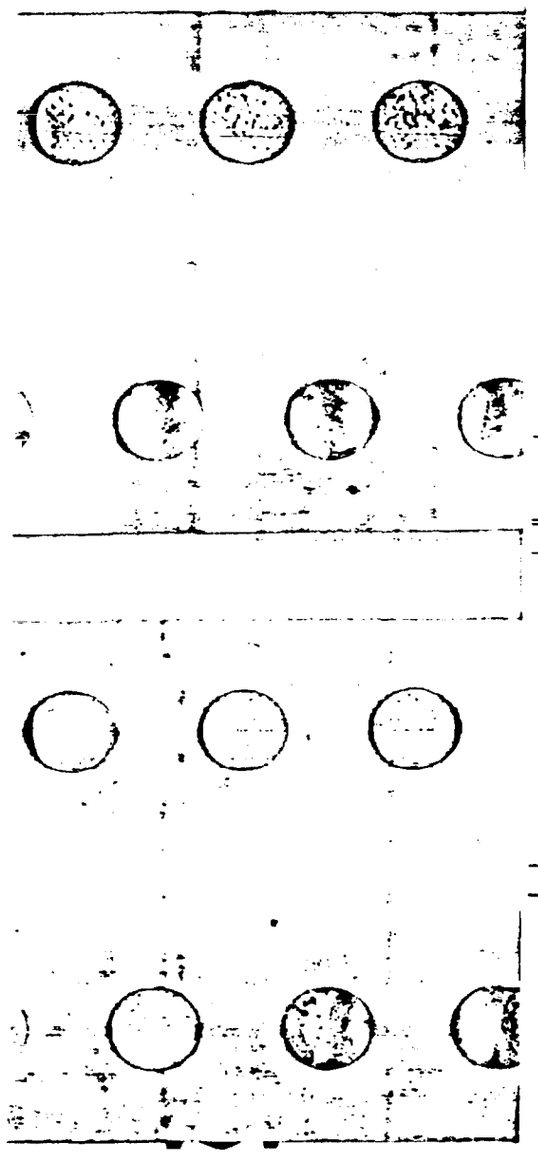
Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

3533 02/09 0101 03CHECK

64.80



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9943 PG 557

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 14000.00
CON TX 51.30
PRFEE 1.00
WDEED 12.00
TOTAL 64.80
CHECK 64.80

02/09/96 01 09:47 0001 6533

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149035
IDENTIFICATION REFERENCE

95 FEB -9 AM 9:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1004745