Box 2

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE BOOK 10144 PAGE 566
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 368,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Estes (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	146-10-47.00
5045 Franklin Road (ADDRESS)	201 4th Avenue North (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Donna King Cummings and husband Raymond Cummings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald J. Estes and wife, Nancy C. 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:

SEE LEGAL DESCRIPTION ON EXHIBIT "A"

Being the same property conveyed to Donna King Cummings, by Quitclaim Deed from Lula M. King, widow of J. Houston King, of record in Book 6438, Page 876, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; easements of record in Book 365, page 247, Book 909, page 337 and Book 7790, page 365, all of record in the Register's office for Davidson County, Tennessee.

0210629
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 4:04
RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5045 Franklin Road, Nashville, TN 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 my hand this 1st day of August 19 96

Donna King Cummings

Raymond Cummings

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10144 PAGE 567

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna King Cummings and husband Raymond Cummings

the bargainor s 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 1st day of August 19 96

Commission expires Sept. 18 1998

Notary Public

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 My Commission Expires Sept 18, 1998 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

WARRANTY DEED

FROM

Donna King Cummings

TO

Donald J. Estes

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

2810 08/02 0101 03CHECK
374.50

EXHIBIT A

BOOK 10144 PAGE 568

Tract 1

Land in Davidson County, State of Tennessee, described as follows:
"A tract of land in the 7th, formerly the 11th, Civil District of said County, described according to a survey made by Watkins and Murray, Surveyors, July 9, 1948, as follows:
Beginning in the westerly margin of Franklin Pike 384 feet north of the intersection of Otter Creek Road, said point being the northeast corner of the property conveyed to Frances Harrell Meadors by deed from C. F. Thompson and wife, of record in book 465, page 395, said Register's Office; thence with Meador's north line north 88° west 2,223.7 feet to an iron pin in 18 inch twin poplar; thence north 11° east 505 feet to an iron pin; thence south 83° east 2132.7 feet to an iron pin in the westerly margin of Franklin Pike; thence with the westerly margin of said Pike, south 1° 45' east 308.5 feet to the beginning, containing 21.84 acres, more or less. Title to said property is vested in Nashville Trust Company, Trustee, with full power to sell and convey under the will of W. D. Hardeman, deceased, of record in Will Book 57, page 339, County Court for said County."

Being the same property conveyed to J. Houston King and wife, Lula M. King, by warranty deed from Nashville Trust Company, Trustee under the will of W. D. Hardeman, deceased, which appears of record in Deed Book 1632, Page 365, Register's Office for Davidson County, Tennessee.

Tract 2

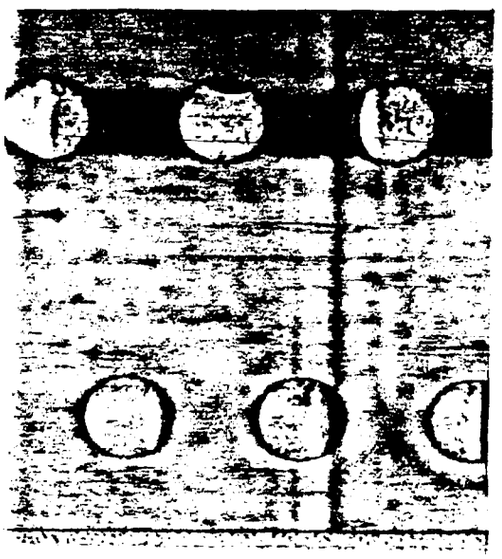
"Land in the City of Oak Hill, Davidson County, Tennessee, described according to a survey made April 4, 1955, by Hickerson-Miller, Engineers-Surveyors, as follows:
Beginning at an iron pin and stake in the northerly line, being a fence line, of the property conveyed to Lucille McCrea Evans by deed of record in Book 1169, page 47, Register's Office for said County, said iron pin and stake being 750.6 feet north 88 degrees west of the westerly right-of-way line of the Franklin Pike; thence south 2 degrees 19 minutes east 364.5 feet to a nail in bottle cap in the southerly line of the said property conveyed to Lucille McCrea Evans; thence north 89 degrees 55 minutes west 1084 feet to an iron pin at fence corner; thence south 87 degrees 35 minutes west 180 feet to a fence post; thence south 82 degrees 40 minutes west 285 feet to a corner post, the southwesterly corner of the said Evans property; thence, along the westerly line of the said Evans property, north 2 degrees 35 minutes east 460 feet to a corner post, the northwesterly corner of the said Evans property; thence, along the northerly line of the said Evans property, south 88 degrees east 1512 feet to the beginning, containing the rear 13.8 acres, more or less, of the said Evans property."

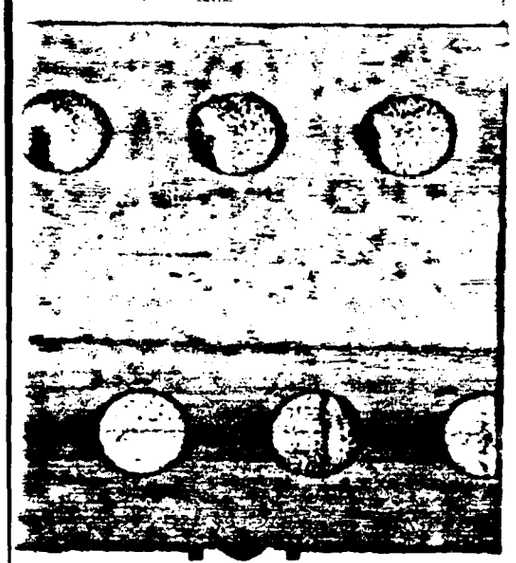
(Included in the legal descriptions of the two tracts of land aforesaid but expressly excluded from conveyance of any title thereto, is that portion of the aforesaid tracts heretofore sold and title conveyed to James J. Tucker by J. Houston King and wife, Lula M. King as evidenced by warranty deed of record in Deed Book 3067, Page 221, R.O.D.C., Tennessee, and which said deed of conveyance conveyed title to the following tract or parcel of land:

**"Land in Davidson County, State of Tennessee, described as follows, to wit:
Land in the 7th Civil District of Davidson County, Tennessee, described according to a plat showing boundary survey, made by Hickerson-Miller, Engineers-Surveyors on April 18, 1960, as follows:
Beginning at a point in the westerly margin of Franklin Pike, said point being the northeast corner of the land herein described and the southeast corner of Fieldcrest Estates Subdivision, as of record in Book 2331, Page 124, Register's Office for said County; thence South 1 degree 45 minutes east 72.1 feet to a point which is the beginning of a curve with a radius of 25 feet; thence around said curve 35.3 feet to a point; thence North 82 degrees 54 minutes West 389.2 feet to a point which is the beginning of a curve with a radius of 124.3 feet; thence around said curve 157.8 feet to a point; thence South 24 degrees 20 minutes West 110.4 feet to a point which is the beginning of a curve with a radius of 173.6 feet; thence around said curve 205.6 feet to a point; thence South 2 degrees 19 minutes East 364.5 feet to a point; thence North 89 degrees 55 minutes West 1084 feet to a point; thence South 87 degrees 35 minutes West 180 feet; thence South 82 degrees 40 minutes West 285 feet to the common south corner of the property herein described and the Potter property; thence North 2 degrees 35 minutes East 460 feet; thence North 10 degrees 30 minutes East 505.5 feet to a point, the common north corner of the land herein described and the Potter property; thence South 82 degrees 20 minutes East 625.8 feet to a point; thence South 82 degrees 54 minutes East 1550.5 feet to a point in the west margin of Franklin Pike, the point of beginning.
Being part of the same property conveyed to J. Houston King and wife, Lula M. King, by deed from Donnalyn K. Evans, of record in Book 2901, Page 359, and by deed from Nashville Trust Company, Trustee, under the Will of W. D. Hardeman, deceased, of record in Book 1632, Page 365, Register's Office for Davidson County, Tennessee.")**

The anticipated result of this conveyance contemplates approximately 3.68 acres, more or less, fronting approximately 258 feet on the westerly margin of Franklin Pike, but subject to such state of facts as an accurate survey would reveal.

RECORDER'S MEMO
SOME TEXT WRITING OR PRINTING IN THIS DOCUMENT WAS UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10144 PG 569

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
				368000.00
				CON TX 1361.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1374.60
				CHECK 1374.60
08/02/96	01			16:08 0001 2810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02106629
IDENTIF. ↑ REFERENCE

96 AUG -2 PM 1:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1070386