BOOK 10194 PG 173

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Walter H Estes
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF September, 19 96

Lucie C. Cohen
NOTARY PUBLIC

My Commission expires: Nov 27, 1998

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Mail

THIS INSTRUMENT PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
WALTER H. ESTES ET UX	SAME	91-2-252
(NAME) 5609 OHIO AVENUE	(NAME) 651 RIVER ROUGE DRIVE	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) NASHVILLE, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ Ten Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Lee Davis Estes, Virginia Estes Hutchison, Walter Estes, Robert Edward Estes, Velma Estes Locher, Timothy Horton and Ronda Horton Glass,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

WALTER H. ESTES and wife, SARAH JOYCE ESTES

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 110 feet of the northerly 150 feet of Block "I" Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said part of Block "I" fronts 50 feet on the southerly side of Ohio, formerly VirginiaAvenue, and runs back between parallel lines 150 feet to an alley.

Being the same property acquired by Lee Estes by three deeds, one from C. F. Estes of record in Book 2033, page 273, one from Edith Estes Schmittou of record in Book 2033, page 283, and the other from Lena Estes Capps of record in Book 2033, page 269, said Register's Office, and by descent from Sarah N. Estes, deceased. Lee Estes died testate leaving the above property to his surviving spouse, Allie Mai Hicks Estes by Will of record in Book 233, Page 273, (#60422), Probate Clerk's Office for Davidson County, Tennessee. Allie Mai Hicks Estes, died testate, of Record in Will Book 204, page 107 (#96P-285) Probate Court Clerk's Office for Davidson County, Tennessee, leaving said property to her children, Lee Davis Estes, Virginia Estes Hutchison, Walter Estes, Robert Edward Estes, Velma Estes Locher, and her grandchildren, Timothy Horton, and Ronda Renee Horton, as their respective interests appear in said Will.

Ronda Renee Horton is one and the same person as Ronda Horton Glass.
This property is not the principal residence of any of the grantors herein.

unimproved ( )
This is improved (X) property, known as 5609 OHIO AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 16TH day of SEPTEMBER, 19 96.

Lee Davis Estes
LEE DAVIS ESTES

Walter H Estes
WALTER ESTES

Robert Edward Estes
ROBERT EDWARD ESTES

Timothy Horton
TIMOTHY HORTON

Virginia Estes Hutchison
VIRGINIA ESTES HUTCHISON

Velma Estes Locher

Ronda Horton Glass
RONDA HORTON GLASS

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10194 PG 174

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lee Davis Estes, Virginia Estes Hutchison, Walter Estes, Robert Edward Estes, Velma Estes Locher, Ronda Horton Glass, ~~and Timothy Horton~~, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 16TH day of SEPTEMBER, 19 96.

My Commission expires:
3-22-97

DAWN SELLRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Dawn Sellry
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Timothy Horton, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of September, 1996.

My Commission expires:
Nov. 27, 1999

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:
_____

_____
Notary Public

96 SEP 11 PM 2:20 FELIX Z. HILL DAVIDSON COUNTY REGISTER

IDENTIFICATION REFERENCE 0226355

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

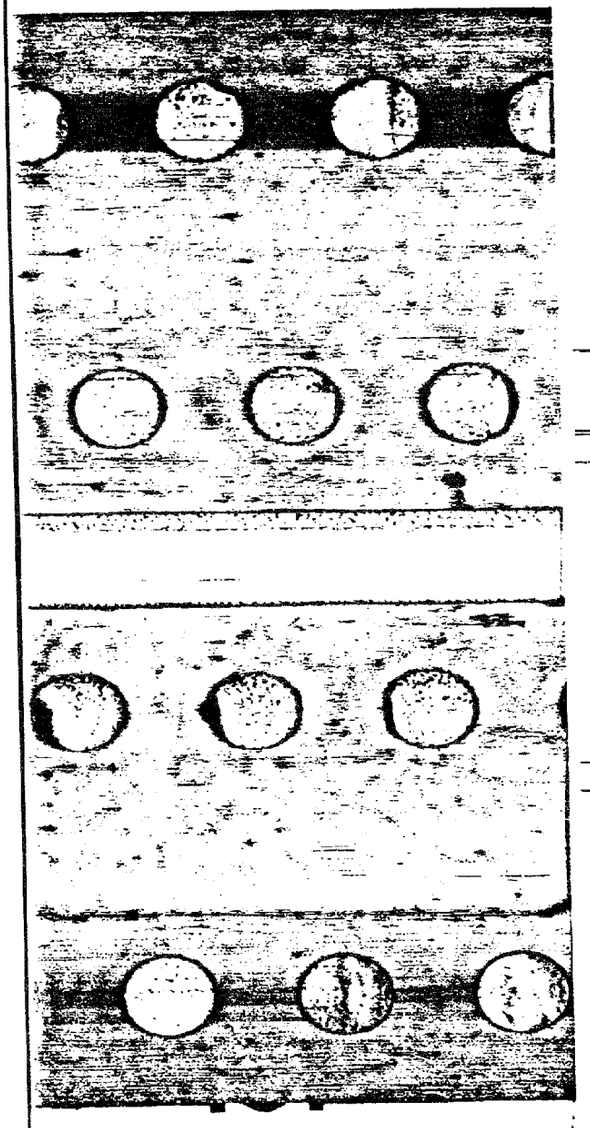
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:
_____

_____
Notary Public

96 09/17 0101 032CHECK 105-20



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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 175

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 26000.00
				CON TX 96.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 105.20
				CHECK 105.20
09/17/96	01			15:55 0001 9658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226355 IDENTIF. # REFERENCE

96 SEP 17 PM 3:5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1032094