0243410

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

96 NOV -4 PM 3:52

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10243 PG 215

Name and Address of New Owner: **John J. Estrada** **2200 Sharondale Drive** **Nashville, Tennessee 37215**
Send Tax Bills To: **SunTrust Mortgage, Inc.** **P.O. Box 100100** **Atlanta, Georgia 30348**
Street Address of Subject Property: **Map-Parcel No:** **2200 Sharondale Drive** **Map 117-2** **Nashville, Tennessee 37215** **Parcel 36.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN M. CARTER, AN UNMARRIED PERSON,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JOHN J. ESTRADA,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes;

2. All matters shown on the Plan of record in Book 332, page 119, Register's Office for Davidson County, Tennessee;

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 GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right

to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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. 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 31st day of October, 1996.

John M. Carter
JOHN M. CARTER

STATE OF TENNESSEE]
COUNTY OF Davidson]

On this 31st day of October, 1996, before me personally appeared John M. Carter, an unmarried person, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

J. Michael Morgan
Notary Public
My Commission Expires: 7/26/97

STATE OF TENNESSEE]
COUNTY OF Davidson]

The actual consideration or value whichever is greater, for this transfer is $178,900.00.

Affiant

Subscribed and sworn to before me, this the 31st day of October, 1996.

J. Michael Morgan
NOTARY PUBLIC
My commission expires: 7/26/97

Exhibit "A"

RM 10243 PG 217

7363 11/04 2101 03CHECK 674.93

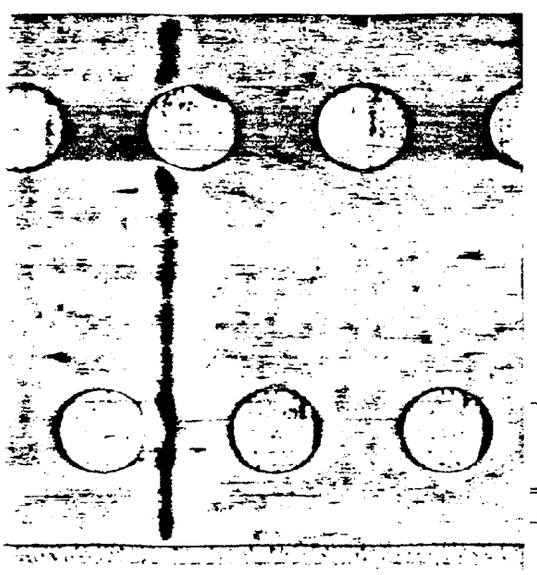
Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Sharondale, of record in Book 332, page 119, Register's Office for said County.

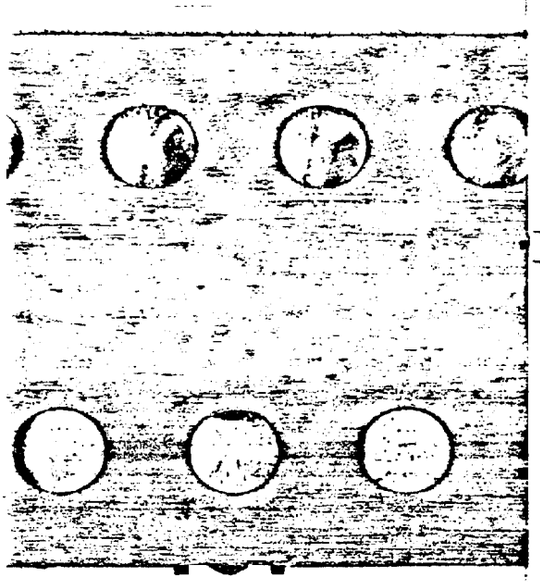
Said Lot No. 9 fronts 100 feet on the northerly side of an old road or unnamed street and runs back between parallel lines 385 feet on the west line and 400 feet on the east line to the right-of-way of the Tennessee Central Railway.

Included in the above described property but EXPRESSLY EXCLUDED THEREFROM is the following described property which was conveyed to the State of Tennessee by Deed from Orlean J. Wright of record in Book 4734, page 656, Register's Office for Davidson County, Tennessee:

"Beginning at the point of intersection of the west boundary of this property and the south right-of-way of the Tennessee Central Railroad, said point being along the south right-of-way eastwardly 862.5 feet from the east margin of Woodlawn Drive; thence along the said east right-of-way along a curve left having a radius of 1432.4 feet for 100 feet to a point; thence south 43° 12' west 47.5 feet to a point; thence North 66° west 84.7 feet to a point; thence north 52° 06' west 17.5 feet to a point; thence north 43° 36' east 56.0 feet to the point of beginning, and containing 5,230 square feet, more or less.

Being the same property conveyed to John M. Carter by Deed from Dona Joan Balfour Oathout Christopher and husband, Russell Wayne Christopher, of record in Book 10425, page 211, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 11243 218

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 178900.00
				CON TX 661.93
				PRFEE 1.00
				WDEED 12.00
				TOTAL 674.93
				CHECK 674.93
11/04/96		01		15:56 0001 7863

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243410
IDENTIF. ↑ REFERENCE

96 NOV -4 PM 3:52
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1084795