File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10324 PG 175

THIS INSTRUMENT PREPARED BY

George F. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14339

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOHN L. MCALLISTER	NEW OWNER	116-16
(NAME)	(NAME)	
4003 Estes Road		152
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		7DA32580
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, ETHAN R. WARE AND WIFE, KAY F. WARE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN L. MCALLISTER AND WIFE, VIRGINIA T. MCALLISTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estates, as of record in Plan Book 2, page 58, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated February 10, 1967, as follows:

Beginning at a point in the west margin of Estes Avenue, at an iron pin at the northeast corner of the property conveyed to Charles H. Potter and wife, Lorine Jacobs Potter, by deed from M.T. Gossett, unmarried, as of record in Book 2637, page 141; thence west with his north line, 255.5 feet to an iron pin; thence north with M.T. Gossett line, 95 feet to an iron pin; thence east along the south margin of a 30-foot Private Drive, 255.5 feet to an iron pin in the west margin of Estes Avenue; thence south with said Avenue, 95 feet to the point of beginning.

Being the same property conveyed to Ethan R. Ware and wife, Kay F. Ware by deed from Clifford H. Sargent and wife, Laurine F. Sargent of record in Book 10039, page 74, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; and (2) Easement of record in Book 3958, page 48, said Register's Office.

6182 01/21 0101 03CHECK 1359.50

97026540
IDENTIF. & REFERENCE

97 JAN 21 AM 10:31
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 4003 Estes Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 10th day of January 19 97

Ethan R. Ware
ETHAN R. WARE

Kay F. Ware
KAY F. WARE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10324 PG 176

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAY F. WARE with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of January, 19 97

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF South Carolina
COUNTY OF Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ETHAN F. WARE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 10th day of January, 1997.

Pamela H. Cox
NOTARY PUBLIC

My Commission Expires: 5-31-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

John L. McAllister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 1997

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

Notary Public

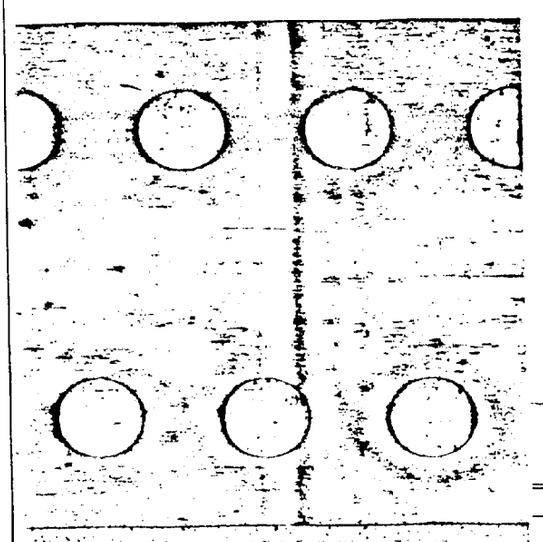
WARRANTY DEED

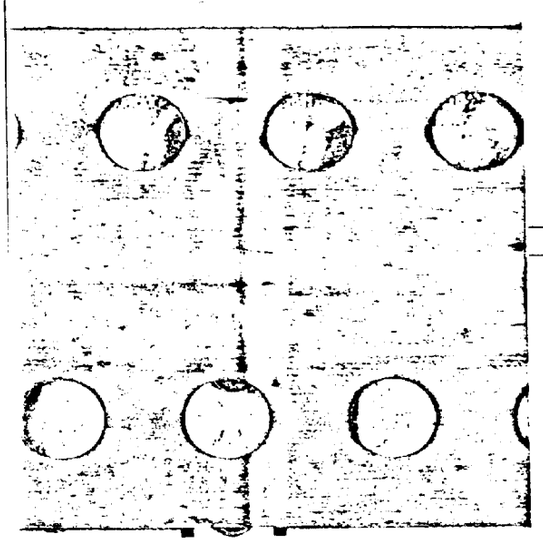
FROM ETHAN R. WARE AND WIFE, KAY F. WARE

TO JOHN L. MCALLISTER AND WIFE, VIRGINIA T. MCALLISTER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 110 The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

176





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

RECEIVED OF _____

FOR _____

BOOK 10324 PG 177

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
365000.00
CON TX 1350.50
PRFEE 1.00
WDEED 8.00
TOTAL 1359.50
CHECK 1359.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/97 01 10:35 0001 6182

026540
IDENTIF. # REFERENCE

97 JAN 21 AM 10:31

REGISTER
DAVIDSON COUNTY, TN.

No. 110867