BOOK 10434 PG 712

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Arthur T. Hunt Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 1997.

Lou A. Cohen
Notary Public

MY COMMISSION EXPIRES: November 27, 1999

(AFFIX SEAL)

Mail

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
ARTHUR TAYLOR HUNT, JR. ET UX	SAME	91-6-303
(NAME) **5520 KENTUCKY AVENUE**	(NAME) 6760 PENNYWELL DRIVE	
(ADDRESS) **NASHVILLE, TENNESSEE 37209**	(ADDRESS) NASHVILLE, TENNESSEE 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

5141 04/30 0101 03CHECK 564.00

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WALTER ESTES AND WIFE, SARA JOYCE ESTES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARTHUR TAYLOR HUNT, JR. AND WIFE, DOROTHY G. HUNT**, 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:

Land in Davidson County, Tennessee, being Lots Nos. 1421 and 1423 of Block No. 199, Plan No. 1, West Nashville, as of record in Book 57, page 173, Register's Office for said County.

Said Lots Nos. 1421 and 1423 front together 60 feet on the northerly side of Kentucky Avenue, and run back between parallel lines with the easterly margin of 56th Avenue North 150 feet to an alley.

Being the same property conveyed to Walter Estes and wife, Joyce Estes and Arthur Taylor Hunt, Jr. and wife, Marie Hunt by deed from Hattie F. Edwards and Aquila Z. Edwards of record in Book 4247, page 618, said Register's Office.

Marie Hunt is the same person as Lovina Marie Hunt who has since died.
Sara Joyce Estes is the same person as Joyce Estes.

This is the same description as the prior deed.

97 APR 30 PM 12:17
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0299502

unimproved ( )
This is improved(X) property, known as 5520 Kentucky Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOOK 10434 PG 713

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 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 our hand(s) this 29th day of April, 1997.

Walter Estes

Walter Estes

Sara Joyce Estes

Sara Joyce Estes

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, LEE A. COHEN, a Notary Public in and for said County and State, the within named Walter Estes and wife, Sara Joyce Estes, 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.

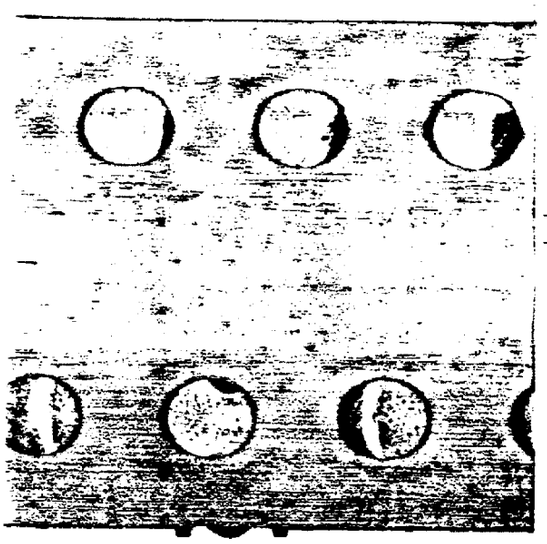
Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 1997

Commission expires:November 27, 1999

Lee A. Cohen

LEE A. COHEN Notary Public





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

RECEIVED OF _____

FOR _____ BOOK 10134 PG 711

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

04/30/97 01 12:21 0001 5141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299502
IDENTIF. ↑ REFERENCE

97 APR 30 PM 12:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1145235