0347671

Box 58-A (Nbs)

IDENTIF. # REFERENCE

This Instrument Prepared By:

Marshall L. Hix, Esquire
COMBOS HIX & GRAY
1100 First American Center
Nashville, Tennessee 37238

97 SEP 11 PM 2:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10605 PG 688

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
SunTrust Bank, Nashville, N.A., Trustee P. O. Box 305110 Nashville, TN 37230-5110	**Alec T. Estes 3819 Harding Place Nashville, TN 37215**	**Map and Parcel No. 130-070-139**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALEC T. ESTES** and wife, **KATHLEEN JACKSON ESTES** (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **SUNTRUST BANK, NASHVILLE, N. A., TRUSTEE UNDER AGREEMENT H. HILL FOR THE BENEFIT OF FRANCES CALDWELL 1** (herein referred to as "Grantee"), its successors and assigns, forever, a sixty and thirty-four one-hundredths percent (60.34%) undivided interest as a tenant in common in the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being part of Lot No. 12, on the Map of Carter & Kings Lands, of record in Book 57, Page 99, Register's Office for said County, described as follows:
>
> Beginning at a point on the southerly margin of Harding Place, located on the northeast corner of the tract of land conveyed to Trimble Sharber and wife, Magerie H. Sharber, by deed from Kate T. Sharber of record in Book 2146, page 561, and re-recorded in Book 4174, page 112; thence, in a southerly direction, with a portion of Sharbers easterly line, 334 feet, more or less, to a point; thence, in an easterly direction 25 feet to a point; thence, in a southerly direction 220.35 feet, more or less, to a point located on the rear line of lot No. 5 Block "R" on the plan of record in Book 1424, page 25; thence, with a portion of said rear line, in an easterly direction 100.6 feet, more or less, to a point, located on the southwesterly rear corner of the property conveyed to Alan J. Kaufman and wife, Donice Kaufman by deed of record in Book 7445, page 718 said Register's Office; thence, with Kaufman's westerly line, in a northerly direction 565.88 feet, more or less, to a point located on the said southerly margin of Harding Place; thence, with said margin in a westerly direction 125 feet, to the point of beginning.

Being the same property conveyed to Alec T. Estes and spouse, Kathleen Jackson Estes by Warranty Deed from Caroline Gray Trabue dated September 30, 1992, and recorded October 1, 1992, in Book 8743, page 680, Register's Office for Davidson County, Tennessee, as corrected by Instrument of Correction of Warranty Deed dated December 9, 1992, and recorded December 11, 1992, in Book 8811, page 326, Register's Office for Davidson County, Tennessee.

This is improved property located at 3819 Harding Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for applicable subdivision plan, zoning and building regulations, all visible easements, restrictions and limitations of record, and 1997 real estate taxes.

Grantors further covenant with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

WITNESS this the 10th day of September, 1997.

GRANTORS:

Alec T. Estes

Kathleen Jackson Estes

7679 09/11 0101 CHECK 660.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me, this 10th day of September, 1997.

NOTARY PUBLIC

My Commission Expires:

October 25, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

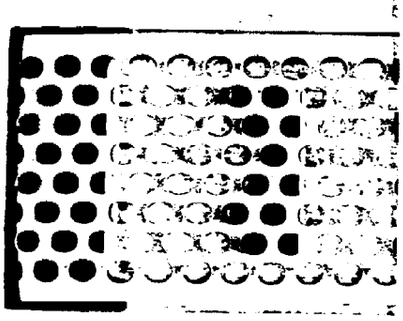
Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Alec T. Estes and Kathleen Jackson Estes whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of September, 1997.

NOTARY PUBLIC

My Commission Expires:

October 25, 2000



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

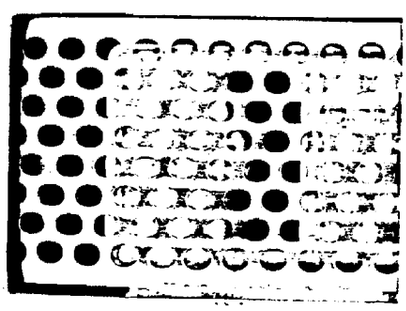
BOOK 10605 PG 691

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	
	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	12.00
TOTAL	660.50
CHECK	660.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/11/97 01:32 0001 7679



0347671
IDENTIF. ↑ REFERENCE

97 SEP 11 PM 2:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1197127