BOOK 1067 PG 993

	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$40,000.00.** Issac E Tanksley Jr. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 1997. Lisa Cohen Notary Public MY COMMISSION EXPIRES: Nov. 27, 1999 (AFFIX SEAL)

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
ISSAC E. TANKSLEY, JR.	**SAME**	**91-2-248**
(NAME) **5601 OHIO AVENUE**	(NAME) **5901 MORROW ROAD**	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WALTER H. ESTES AND WIFE, SARA JOYCE ESTES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISSAC E. TANKSLEY, JR.,**HEREINAFTER CALLED THE GRANTEE, HIS 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 Block "I" as said Block is shown on Plan No. 2 of West Nashville of record in Book 57, page 172, Register's Office for said County, more particularly described as follows:

Beginning at the southwest corner of 15th St. (now known as 56th Ave. North) and Virginia Avenue (now known as Ohio Avenue) and running westwardly 60 feet along the southerly margin of said Virginia Avenue; thence at right angles southwardly 150 feet to an alley; thence eastwardly along the northern margin of said alley, seventeen feet, and 6 inches to a point; thence East on straight line forty two feet and six inches to the western margin of Fifteenth Street, now 56th Avenue North; thence north one hundred fifty feet to the beginning.

Being the same property conveyed to Walter Estes and wife, Sara Joyce Estes by deed from Sybil N. Moore, Geraldine N. Spain and Carol N. Phillips of record in Book 5220, page 946, Register's Office for said County.

Walter H. Estes and Walter Estes are one and the same person.
This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved(X) property, known as **5601 OHIO AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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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 hands this_____day of November, 1997.

Walter H. Estes
WALTER H. ESTES

Sara Joyce Estes
SARA JOYCE ESTES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter H. Estes and 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 8th day of November, 1997.

Commission expires: 11/27/99.

Notary Public

9743 11/10 0101 03CHECK 157.00

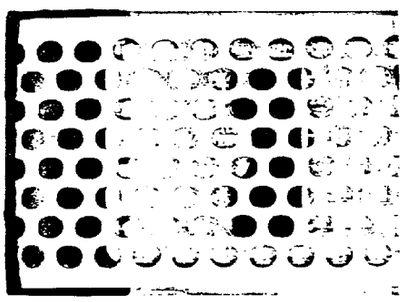
0368075
IDENTIFICATION REFERENCE

97 NOV 10 AM 10:12
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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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

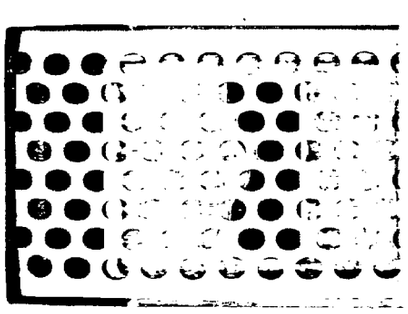
CAMT 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00
11/10/97 01 10:15 0001 9743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0368075
IDENTIFICATION REFERENCE

97 NOV 10 AM 10:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 1218931

11-10-97

V01P

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VOID

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