BOOK 10769 PG 835	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE TWENTY-THIRD DAY OF JANUARY, 1998. Notary Public MY COMMISSION EXPIRES: NOVEMBER 7, 1999 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
WALTER H. ESTES	**SAME**	**91-2-219**
(NAME) **651 RIVER ROUGE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(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, **RAYMOND HARGROVE AND WIFE, ELAINE HARGROVE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER H. ESTES** , 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 No. 9, on the Plan of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for said County, being the westerly 43-1/2 feet of Lot No. 20 on the unrecorded Subdivision of the Westerly part of block No. 9 as follows:

Beginning at the southeast corner of Pennsylvania Avenue and 61st Avenue No. formerly 20th street; thence with the southerly margin of Pennsylvania Ave., eastwardly 43-1/2 feet; thence at right angles, southwardly 150 feet to the northerly margin of an alley; thence with the said alley, westwardly 43-1/2 feet to the easterly margin of 61st Avenue North; thence with the said Avenue northwardly 150 feet to the beginning.

Being the same property conveyed to Raymond Hargrove and wife, Elaine Hargrove by deed from Charles E. White and wife, Diane P. White, of record in Book 5447, page 874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **6019 PENNSYLVANIA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOOK 10769 PG 836

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 23rd day of January, 1998.

Raymond Hargrove

RAYMOND HARGROVE

Elaine Hargrove

ELAINE HARGROVE

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 Raymond Hargrove and Elaine Hargrove, 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 23rd day of January, 1998

Commission expires: November 27, 1999.

Deborah Lee
Notary Public

DEBORAH LEE NOTARY PUBLIC STATE OF TENNESSEE

6203 01/27 0101 03CHECK 194.00

PICK-UP

98 JAN 27 AM 10:47

DAVIDSON COUNTY, TN.

11393970

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10769 PG 837

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

01/27/98 01 10:50 0001 6203

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0393970
IDENTIFICATION REFERENCE

98 JAN 27 AM 10:47

DAVIDSON COUNTY, TN.

No. 1246798