2GE

BOOK 10826 PG 50

This instrument was prepared by:
J. E. Spruill, Attorney At Law
Woodmont Centre
104 Woodmont Boulevard, Suite 115
Nashville, Tennessee 37205
(615) 297-1568

98 MAR -6 AM 8:47

IDENTIF. ✦ REFERENCE 0408676

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
J. Phillip Estes and Lloyd F. Smith 163 Lelawood Cir. Nashville, TN 37209-4524	NEW OWNER	Map 157-08-0-A Parcel 019.00Co

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Robin Porter Dahl, as Trustee under the Sallie R. Hicks Educational Trust for Russell McClain Porter, with full power to convey, hypothecate or encumber without the consent or joinder of any beneficiary, and Robin Porter Dahl, individually (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto J. Phillip Estes and Lloyd F. Smith, as tenants in common (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Lot 19 of Middleton, a Residential Planned Unit Development, 3rd Revision recorded on May 16, 1989, of record in Book 6900, page 900, Register's Office for Davidson County, Tennessee; superseding Middleton, a Residential Planned Unit Development, 2nd Revision recorded on March 29, 1987, of record in Book 6900, page 257, Register's Office for said County.

Being the same property in which a One-Half (½) undivided interest was conveyed to Robin Porter Dahl as Trustee under the Sallie R. Hicks Educational Trust for Russell McClain Porter by Quitclaim Deed from Robin Porter Dahl of record in Book 10576, Page 887, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to Robin Hicks Porter by Quitclaim Deed from Russell Bright Porter of record in Book 8177, Page 352, Register's Office for Davidson County, Tennessee.

Robin Porter Dahl and Robin Hicks Porter are one and the same person.

This conveyance is subject to taxes for the year 1998 and subsequent years, any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and restrictive covenants of record in Book 6522, page 212; Book 7119, page 345; Book 9816, page 844; and Book 10714, page 744, Register's Office for Davidson County, Tennessee and Storm Water Detention Agreement of record in Book 6505, page 891, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as 62 Duxbury Court, Lot 19, Middleton Subdivision, Nashville, Tennessee 37215.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $110,000.00*

J. Phillip Cates
Affiant

Subscribed and sworn to before me this the 2nd day of March, 1998.

Notary Public

My Commission Expires: 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of February, 1998.

Sallie R. Hicks Educational Trust for Russell McClain Porter

By: Robin Porter Dahl, Trustee
Robin Porter Dahl, Trustee

Robin Porter Dahl
Robin Porter Dahl, individually

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 Robin Porter Dahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Sallie R. Hicks Educational Trust for Russell McClain Porter, the within named bargainor, and she as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 1998.

Notary Public

My Commission Expires: 10-12-99

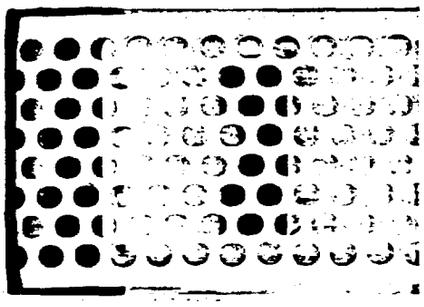
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Porter Dahl, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 1998.

Notary Public

My Commission Expires: 10-12-99



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

RECEIVED OF _____

FOR _____

BOOK 10826 PG 53

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

CASH

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

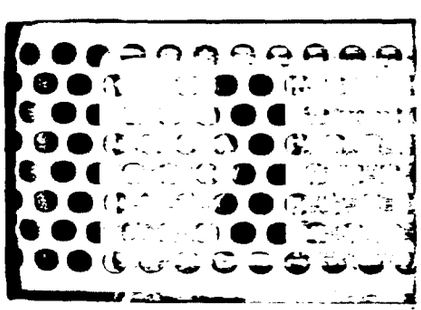
PRFEE

MTEED

TOTAL

CHECK

03/06/98 01 (BATCH CODE 1151)



98 MAR -6 AM 8:

REGISTER
DAVIDSON COUNTY

0408676
IDENTIF. ↑ REFERENCE

No. 1262295