THIS INSTRUMENT WAS PREPARED BY FRANKLIN D. BRABSON, ATTORNEY, 2806 Natchez Trace, Nashville, Tennessee 37212.

Field Book No. 11D58 390
Map & Parcel No. 043-05-0169.00

GENERAL WARRANTY DEED BOOK 11316 PAGE 731

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jackie R. Arnett, Sr., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Chester and Christine Estes, hereinafter called the Grantees, their heirs, successors and assigns, a certain tract/parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 36 of Block "B" Kennaston Estates of record in book 843, page 83, Register's Office for said County.
>
> Said Lot fronts 50 feet on the northerly side of Garner Street and runs back between paralled lines, 139 feet to a dead line.
>
> Being the same property conveyed to Jackie R. Arnett, Sr., by deed from Bobbie Arnett of record in Book 7782, Page 210, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1998 taxes, to be paid by Jackie R. Arnett, Sr., and 1999 taxes have been assumed by Grantees.

2. Full release of Deed of Trust contained in instrument of record in Book 11299, Page 323, Register's Office for said County.

This is improved property known as 103 Garner Avenue, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD the said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with 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 otherwise herein set out; Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

owner: Chester Estes
+ Tax Bills 1981 Lavergne Ct.
37210

The consideration for the transfer of this property is $15,000.

WITNESS my hand this 28th day of Jan., 1999.

Jackie R. Arnett Sr

JACKIE R. ARNETT, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11316 PAGE 732

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jackie R. Arnett, Sr., the bargainer, with whom I am personally acquainted, and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 29th day of JANUARY, 1999.

NOTARY PUBLIC

My commission expires: My Commission Expires July 22, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January 1999.

Deputy Register

054237S

IDENTIF. ↑ REFERENCE

99 JAN 29 AM 10:23

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8734 01/29 0101 03CHECK 66.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11316 PAGE 733

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT 15000.00
CON TX 55.50
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 66.50
CHECK 66.50

01/29/99 01 10:21 0001 8734

054237S
IDENTIF. ↑ REFERENCE

99 JAN 29 AM 10:23

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418119