37

Davidson County DEEDWARR
Recvd: 09/29/00 15:16 2pgs
Fees:11.00 Taxes:1184.00

20000929-0096559

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39264** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 320,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **28th DAY OF SEPTEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: January 27, 2004

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JOHN F. HOWELL, JR. **163 Lelawood Circle** **Nashville, Tennessee 37209**	Owner	**103-9-35** **8DA 57540**

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 **I, PHILLIP ESTES, UNMARRIED**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN F. HOWELL, JR.**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING Lot No. 15 on the Plan of HILLWOOD PARK, of record in Plat Book 3300 at page 27 & 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Phillip Estes by Quitclaim Deed from Donald Cuozzo and wife, Jennifer Cuozzo of record in Book 10932, page 247, Register's Office for Davidson County, Tennessee and being the same property conveyed to Donald Cuozzo, married and Phillip Estes, single, by Quitclaim Deed from Debra L. Smith and J. Phillip Estes, both unmarried, of record in Book 9210, page 920, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X) property, known as **163 Lelawood Circle, Nashville, Tennessee 37209**

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 and 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.

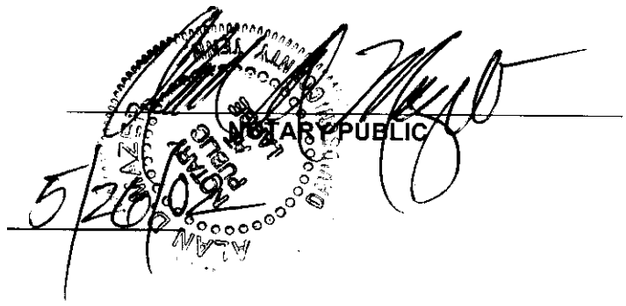
WITNESS MY HAND THIS 28TH DAY OF SEPTEMBER, 2000.

PHILLIP 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 PHILLIP ESTES, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of September, 2000.



NOTARY PUBLIC

My Commission Expires: 5/2002