This Instrument prepared by:
James Higgins, Attorney at Law
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353- 0930

Davidson County DEEDWARR
Recvd: 03/09/01 12:02 2pgs
Fees:11.00 Taxes:203.50
20010309-0022689

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS: George Paschall	SEND TAX BILLS TO: SAME	MAP PARCEL NUMBER MAP 103-08
(NAME) 4421 Murphy Road	(NAME)	PARCELS 56
STREET ADDRESS OR ROUTE NUMBER Nashville, TN 37209	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars

Cash in hand paid and other good and valuable considerations.

I, **James H. Estes and wife, Emily G. Estes and James H. Estes, Jr.,** herein after Grantors have this day bargained and sold, and do hereby transfer and convey unto the said **George Paschall and wife, Betty J. Paschall,** hereinafter Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being the westerly 25 feet of the easterly 75 feet of the north 154 feet of Lot No. 345 on the Map of Richland Realty Company's Subdivision of West Lawn, as of record in Book 421, page 32 Register's Office for said County.

SAID part of said lot fronts 25 feet on the south side of Minnesota Avenue, sometimes called Murphy Road, and runs back between parallel lines, 154 feet to a dead line.

Being the same property conveyed to **James H. Estes, Jr. and a life interest retained by James H. Estes and wife, Emily G. Estes** by deed from James H. Estes and Wife, Emily G. Estes in Deed Book 10242, Page 236, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement granted City of Nashville by Henry B. Miller of record in Book 1943, page 13, for the purpose of a sanitary sewer across the land in question, and also an easement for a natural drain running across the rear part of the premises.

SUBJECT TO ALL COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the property in fee simple; that the Grantor has a good and valid right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the property to Grantee, his heirs, successors and assigns against the lawful claims of all persons.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON] The actual consideration or value whichever is greater, for the transfer of $ 55,000.00
Subscribed and sworn to before me this the 8 day of March 2001.
My commission expires: July 28, 2001
(Affix seal)

AFFIANT

NOTARY PUBLIC

Unimproved [ ]
This is improved [X] property, known as 4421 Murphy Road, Nashville, Tn 37209

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantors their (successor), heirs, and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same to encumbered.

We further covenant and bind ourselves, our heirs and representatives, to arrant and forever defend the title to said real estate to said Grantee, their (successors), heirs and assigns against the lawful claims of all persons.

Whenever 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 8 day of March 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James H. Estes, Jr.

James H. Estes

Emily G. Estes

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me James Higgins, a Notary Public in and for said County and State the within named bargainor, **James H. Estes and wife, Emily G. Estes** 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, Davidson County, Tennessee, this 8 day of March 2001.

NOTARY PUBLIC

My commission expires: July 28, 2001

Personally appeared before me James Higgins, a Notary Public in and for said County and State the within named bargainor, **James H. Estes, Jr.,** 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.

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