Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #01-1764

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bobby Houston Estes and wife, Julia Waunell Estes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donna Thurman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

SEE EXHBIT 'A' FOR LEGAL DESCRIPTION

Davidson County DEEDWARR
Recvd: 01/03/02 14:33 3pgs
Fees:18.00 Taxes:266.40
20020103-0001195

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 319 & 321 Balmy Avenue, Nashville TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF** this 28th day of December, 2001

Bobby Houston Estes by David Estes Atty in Fact

**Bobby Houston Estes by David Estes, his Attorney in Fact**

Julia Waunell Estes

**Julia Waunell Estes**

**State of Tennessee )**
**County of Davidson )**

On this 28th day of December, 2001, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Julia Waunell Estes, and David Estes, as Attorney in Fact for Bobby Houston Estes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-30-05

**State of Tennessee )**
**County of Davidson )**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 72,000.00.**

X: Donna Thurman
Affiant

Sworn and subscribed before me on this the 28th day of December, 2001.

KENNETH M. BALLEN NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-30-05

Donna Thurman

**NEW OWNER:**
**Donna Thurman**
**[redacted]**
**Nashville, TN**

**RESPONSIBLE FOR TAX PAYMENT:**
**New Owner**

**TAX MAP-PARCEL #:**
**103-1-155 and**
**103-1-156**

mail to:
1120 Duncanwood Dr.
Nashville, Tn. 37204

EXHIBIT 'A'

Land in the 8th Civil District of said County, as described as follows: Beginning at the northwest corner of the property conveyed to W. H. Estes and wife, Vadie W. Estes, by deed from John B. Cowden, of record in book 2158, page 106, Register's Office for said County; thence with said Estes" western boundary line, south 8° east 50 feet; thence south 76° 50' west 90 feet; thence north 8° west 50feet; thence north 76°50' east to the beginning.

Being the same property conveyed to Bobby Houston Estes and wife, Julia Waunell Estes by Quitclaim Deed from Bobby Houston Estes, of record in Book 5538, page 409, said Register's Office.

This is improved property known as 321 Balmy Ave., Nashville, TN 37209

A certain parcel of Land located in Davidson County, Tennessee and more particularly described as follows:

beginning on a stone in the West boundary line of Cowan Ave. 129.5 ft. North of the corner of Cowan Ave. and John B. streets and running N 2 30 W 25 ft. with this boundary to a stone; thence S 76 50 W 85 ft. to a stone; thence S 2 30 E 25 ft. to a stone; thence N 76 50 E 81 ft. to the beginning, being the North half of lot No. 14 in Section VII of the Cowden Sub-Division.

Said parcel being improved real property known as 319 Balmy Street, Nashville, Davidson County, Tennessee.

Being the same property conveyed to Bobby Houston Estes and wife, Julia Waunell Estes by Quitclaim Deed from Bobby Houston Estes, of record in Book 7884, page 555, said Register's Office.