21-1288

Davidson County DEEDWARR
Recvd: 01/10/02 10:29 2pgs
Fees:13.00 Taxes:497.65
20020110-0003911

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Keith Boling 4821 Overcrest Drive Nashville, Tennessee 37211	Same	Map 147-6 Parcel 75

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **PAUL D. ESTES** and wife **KATHLEEN ESTES** ("Grantors"), have bargained and sold, and by these presents do transfer and convey to **KEITH BOLING** ("Grantee"), his heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot No. 39, on the Revised Plan of Caldwell Hall, Section I, of record in Book 2900, page 57, 58, and 59, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Beginning at a point in the northerly margin of Blackman Road, the same being the common corner of Lots Nos. 39 and 40; thence with the line between lots 39 and 40, northwardly 137.9 feet to a monument; thence with the line between lots 38 and 39, eastwardly 126.5 feet to a point in the westerly margin of Overcrest Drive; thence with the westerly margin of Overcrest Drive, southerly 137 feet to a point; thence to the right around a curve, 36.92 feet to a concrete monument in the northerly margin of Blackman Road; thence with the northerly margin of Blackman Road, westwardly 85 feet to the point of beginning.
>
> Being the same property conveyed to Paul D. Estes, married, by Deed from Michael M. Rowan and wife, Judy C. Rowan (formerly Judy L. Choate), of record in Book 11230, page 56, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous deed of record.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Restrictive Covenants contained in an instrument of record in Book 1788, page 108, and Book 2929, page 117, and amended in Book 2997, page 93, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

(2) Subject to all matters as shown on the Plan of record in Book 2900, pages 57, 58, and 59, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4821 Overcrest Drive, Nashville, Tennessee 37211.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 28th day of December, 2001.

Paul D. Estes

The undersigned, Kathleen Estes, joins in the conveyance for the purpose of conveying any marital interest, if any, she may have in the subject property.

Kathleen Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, **Paul D. Estes and Kathleen Estes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28th day of December, 2001.

Notary Public

My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $134,500.00.

Affiant

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

Notary Public

My Commission Expires: May 23, 2005