THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 02/24/03 11:15 3pgs
Fees:18.00 Taxes:155.40
20030224-0023981

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Jay R. Hitt, et ux 6116 Lickton Pike Goodlettsville, TN 37072	Same	043-13-208

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEWELL SMITH, by and through her attorney in fact, MARJORIE S. JONES, A ONE-HALF (½) UNDIVIDED INTEREST, THOMAS EUGENE ESTES, CYNTHIA DENISE ESTES HITT, SHARON DARLENE ESTES AND ROGER DALE ESTES, A ONE-HALF (½) UNDIVIDED INTEREST**, have this day bargained and sold, and do hereby transfer and convey unto the said **JAY R. HITT AND WIFE, CYNTHIA DENISE ESTES HITT,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block G on the Map of Forest Park Subdivision, as of record in Book 843, page 44, Register's Office for said County.

Said Lot No. 15 fronts together 100 feet on the northerly side of Elm Street and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Roy W. Smith and wife, Jewell Smith, a one-half undivided interest; and Freda Estes, a one-half undivided interest, by deed of record in Book 5155, page 314, said Register's Office, the said Roy W. Smith and Freda Estes having since died. The Will of Freda Estes of record in Docket No. 02P-667, Davidson County Probate Court Clerk's Office, devised the subject property to Thomas Eugene Estes, Cynthia Denise Estes Hitt, Sharon Darlene Estes and Roger Dale Estes.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $42,000.00.

Subscribed and sworn to before me

this 11th of February, 2003. Affiant

My Commission Expires: 11-29-03

Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), 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 is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, 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 my hand this 11th day of February, 2003.

Marjorie S. Jones attorney in fact for Jewell Smith

MARJORIE S. JONES
Attorney in Fact for
JEWELL SMITH, WIDOW
OF ROY W. SMITH

THOMAS EUGENE ESTES,
UNMARRIED

CYNTHIA DENISE ESTES HITT, MARRIED

SHARON DARLENE ESTES, UNMARRIED

ROGER DALE ESTES, UNMARRIED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SARA PAULA NIBLETT, a Notary Public in and for said County and State, **MARJORIE S. JONES, ATTORNEY IN FACT FOR JEWELL SMITH, THOMAS EUGENE ESTES, CYNTHIA DENISE ESTES HITT, SHARON DARLENE ESTES AND ROGER DALE ESTES,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 11th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 11-29-03