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

**RE-RECORD**

Davidson County DEEDWARR
Recvd: 02/24/03 11:15 4pgs
Fees:23.00 Taxes:123.03
[redacted]
20030224-0023980

## WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel Nos. |
|---|---|---|
| Ronnie W. Hall<br>3759 Mt. Juliet Road<br>Hermitage, TN 37076 | Same | 043-13-209 |
| | | |

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 AND THOMAS EUGENE ESTES, CYNTHIA DENISE ESTES HITT, SHARON DARLENE ESTES, ROGER DALE ESTES, A ONE-HALF (½) UNDIVIDED INTEREST, AND JAY R. HITT, THE SPOUSE OF CYNTHIA DENISE ESTES HITT** for the purpose of transferring his marital interest, have this day bargained and sold, and do hereby transfer and convey unto the said **RONNIE W. HALL,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 14 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 part of Lot No. 14 fronts together 100 feet on the northerly side of Elm Street and run back between parallel lines 200 feet to a dead line. Included in this description but expressly excluded from this conveyance is the north 60 feet of Lot No. 14 which was conveyed to E. H. Phy and wife, by deed of record in Book 2030, page 627, said Register's Office.

Davidson County DEEDWARR
Recvd: 08/08/03 15:06 4pgs
Fees:22.00 Taxes:0.00
20030808-0113534

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 $33,250.00.

Subscribed and sworn to before me

X Roger Dale Estes
Affiant

this 11th of February, 2003.

My Commission Expires: 11-29-03

Sara Paula Nicholson
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

THOMAS EUGENE ESTES,
UNMARRIED

Cynthia Denise Estes Hitt

CYNTHIA DENISE ESTES HITT

Cynthia Denise Estes

CYNTHIA DENISE ESTES
HITT, EXECUTRIX FOR THE
ESTATE OF FREDA ESTES

Jay R Hitt

JAY R. HITT, SPOUSE
OF CYNTHIA DENISE ESTES
HITT

SHARON DARLENE ESTES,
UNMARRIED

Roger Dale Estes

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, JAY R. HITT, THE SPOUSE OF 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.

Sara Paula Niblett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-29-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of February, 2003, before me personally appeared Marjorie S. Jones, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jewell Smith and acknowledged that such person executed the same as the free act and deed of Jewell Smith.

SARA PAULA NIBLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Sara Paula Niblett
NOTARY PUBLIC

My Commission Expires: 11-29-03