Davidson County DEEDWARR
Recvd: 11/03/04 10:47 6pgs
Fees:33.00 Taxes:910.57
20041103-0132331

Name and Address of New Owner:

Mai H. Kelton
910 Audubon Road
Nashville TN 37204

Send Tax Bills To:

Same

Prepared by:

David W. McMackin
104 East Park Dr., Ste. 104
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $246,100.00

Affiant

Subscribed and sworn to before me on October 15, 2004.

Notary Public

My Commission Expires:_____

Map & Parcel No.
132-5-0-101.00

G.B. VAN DER HEYDEN NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, The Estate of Allen S. Estill and The Allen S. Estill Living Trust, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Mai H. Kelton, a widow, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Glendale Park, Section II, of record in Book 1130, page 61, Register's Office for said County. Said Lot No. 36 fronts 131.4 feet on the north side of Audubon Road and runs back 195.8 feet on the west line and 197.1 feet on the east line, to a deed line in the rear, which was revised and corrected by Instrument of record in Book 1848, page 13, Register's Office, on which it measures 86 feet.

Being the same property conveyed to Allen S. Estill Living Trust by virtue of a Quitclaim Deed dated October 6, 1999, from Allen S. Estill, of record in Book 11702, Page 343, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Allen S. Estill and wife, Frances T. Estill by Harold G. Bass and wife, Dorothy Davis Bass by virtue of a Warranty Deed dated October 17, 1966, of record in Book 4070, page 515, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 910 Audubon Road, Nashville, TN 37204.

The above legal description is identical to the legal description of previous record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTOR further covenants and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their and assigns, against the lawful claims of all persons.

WITNESS my hand on this 15th day of October, 2004.

Cynthia Foster Estill

STATE OF Tennessee
COUNTY OF Williamson

On this 15th day of October, 2004, before me, the undersigned, personally appeared, Cynthia Foster Estill to me known or proved to me on the basis of satisfactory evidence, to be the persons described in, and who executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and official seal at Brentwood, Tn, this 15th day of October, 2004.

Notary Public

My Commission Expires:

Thomas Allen Estill

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On this 14th day of October, 2004, before me, the undersigned, personally appeared, THOMAS ALLEN ESTILL to me known or proved to me on the basis of satisfactory evidence, to be the persons described in, and who executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and official seal at SAN FRANCISCO, this 14 day of October, 2004.

Notary Public

My Commission Expires:
FEBRUARY 9, 2006

JANET BONILLA
Commission # 1342877
Notary Public - California
San Francisco County
My Comm. Expires Feb 9, 2006

NOTARY PUBLIC
CALIFORNIA
SAN FRANCISCO
COMM. EXP. FEB 9, 2006

Mildred Moak Estill

Mildred Moak Estill

STATE OF
COUNTY OF

On this 13th day of October, 2004, before me, the undersigned, personally appeared, Mildred Moak Estill to me known or proved to me on the basis of satisfactory evidence, to be the persons described in, and who executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and official seal at First Federal Bank 3:11 PM
this 13th day of October, 2004. 833 Jane Allen Rd. Lex. Ky 40504

Anita Rodgers
Notary Public

My Commission Expires:
October 4, 2007



10/13/04 12:34 FAX 615 370 0059 DAVID W MCMACKIN LAW OFF 007

Margaret Cecilia Estill

STATE OF Tennessee
COUNTY OF Williamson

On this 15th day of October, 2004, before me, the undersigned, personally appeared, Margaret Cecilia Estill to me known or proved to me on the basis of satisfactory evidence, to be the persons described in, and who executed the foregoing instrument for the purposes therein contained and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and official seal at Brentwood, TN, this 15th day of October, 2004.

Notary Public

My Commission Expires:

GIB VAN DER HEYDEN MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE 05-30-07 DAVIDSON COUNTY, TN

Allen S. Estill Living Trust

Margaret Cecilia Estill, trustee

Margaret Cecilia Estill, Trustee

STATE OF TENNESEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Margaret Cecilia Estill Trustee, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the trustee of the Allen S. Estill Living Trust, the within named bargainor, and that she, as such trustee authorized so to do, executed the foregoing instrument on behalf of the trust for the purposes therein contained by signing the name of the trust, by herself as such.

In witness whereof, I have hereunto set my hand and seal this 15th day of October, 2004.

NOTARY PUBLIC

My Commission Expires:

GIB VAN DER HEYDEN MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE 05-30-07 DAVIDSON COUNTY, TN