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| **This document prepared by (and after recording return to):** | |
| Firm/Company | Consumer Trust Title & Escrow, LLC |
| Address: | 219 Ward Circle |
| Address 2: | Suite 3 |
| City, State, Zip: | Brentwood, TN 37027 |
| Phone: | (615) 369-0039 |

Davidson County DEEDWARR
Recvd: 06/23/05 10:37 3 pgs
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20050623-0072144

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# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **DAVID M. BIRCHETT AND WIFE, PAULA BIRCHETT** hereinafter referred to as "collectively Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **CHRISTINE ESTES, AND HUSBAND CHESTER F. ESTES** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 307, SUNRISE HEIGHTS ADDITION, OF RECORD IN BOOK 421, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS BEING PART OF THE SAME PROPERTY CONVEYED TO JAMES W. PICKLE BY WARRANTY DEED OF MURRY PEWITT AND WIFE, REBECCA WOODROOF PEWITT DATED OCT. 29, 1965 AND RECORDED NOV. 2, 1965 IN BOOK 3953, PAGE 619, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO THE JAMES WALTER PICKLE CHARITABLE FOUNDATION BY EXECUTOR'S QUITCLAIM DEED OF LAWRENCE J. SACKS, EXECUTOR OF THE ESTATE OF JAMES WALTER PICKLE, DECEASED DATED DEC. 30, 2003 AND RECORDED JAN. 27, 2004 IN INST. NO. 20040127-0010070, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY WAS FURTHER CONVEYED TO DAVID M. BIRCHETT AND WIFE, PAULA BIRCHETT BY WARRANTY DEED OF THE JAMES WALTER PICKLE CHARITABLE FOUNDATION DATED FEB. 4, 2005 AND RECORDED FEB. 8, 2005 IN INST. NO. 20050208-0014697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: **133-6-15**

SUBJECT to all matters on the Plan of record in Book 421, Page 2, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 10 day of JUNE, 2005.

Grantor
David M. Birchett

Grantor
Paula Birchett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10 day of JUNE 2005, before me personally appeared David M. Birchett and Paula Birchett to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

HOLLEIGH PLANT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: _____

Commission Expires: _____

My Commission Expires JUNE 8, 2008

**Grantor(s) Name, Address, phone:**
David M. Birchett
Paula Birchett
P.O. Box 296
Lebanon, TN 37088-0296

**Grantee(s) Name, Address, phone:**
Christine & Chester F. Estes
5000 Pebble Creek Drive
Antioch, TN 37013
615-837-9756

**SEND TAX STATEMENTS TO GRANTEE**

State of TENNESSEE
County of DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 52,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 10 day of JUNE, 2005

Christine Estes
Affiant

Christine Estes
Type or Print Name

(Seal)

Notary Public

My commission expires:

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 8, 2008

Type or Print Name