Davidson County DEEDWARR
Recvd: 10/04/05 08:58 2 pgs
Fees:13.00 Taxes:407.00

20051004-0118928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

05-3653

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

C. Raymond Waters, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2005.

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 4/10/2006

JANIS L. DUREE NOTARY PUBLIC STATE OF TENNESSEE SUMNER

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 131 Indian Lake Road, Suite 203, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Raymond Waters, Jr.	OWNER	42-9
(NAME)	(NAME)	
9350 Smithson Lane		73
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Brentwood, TN 37027		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert Stanley Estes and wife, Peggy L. Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Raymond Waters, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 150 on the Plan of Kemper Heights, Section 2, of record in Book 2331, page 104, Register's Office for Davidson County, Tennessee. described as follows:

Beginning at a point in the westerly margin of Kemper Drive, South, a common corner of Lots 150 & 151; thence in a westerly direction along the line between said lots, 208.0 feet to a point; thence North 70 degrees 14 minutes West 73.1 feet to a point; thence North 35 degrees 55 minutes East 172 feet to a point; thence 72 degrees 47 minutes East 148.2 feet to a point in the westerly margin of Kemper Drive, South; thence southerly along the margin of said drive 167.48 feet to the point of beginning.

Being the same property conveyed to Robert Stanley Estes and wife, Peggy L. Estes partly by deed of record in Book 2698, page 446, and partly by deed of record in Instrument No. 20020604-0067552, Register's Office for Davidson County, Tennessee.

This is improved property known as 313 Kemper Drive South, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 their hands this 29th day of September, 2005.

Robert Stanley Estes
Robert Stanley Estes

Peggy L. Estes
Peggy L. Estes

05-3653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Robert Stanley Estes the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 29th day of September, 2005.

My commission expires 4/10/2006

_____
Notary Public Janis L. Duree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named _____

Robert Stanley Estes and wife, Peggy L. Estes

the bargainor s, 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 29th day of September, 2005.

My commission expires 4/10/2006

DUREE JANIS L. NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

_____
Notary Public Janis L. Duree