Box 19-A

WARRANTY DEED

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 12/19/05 11:37 2 pgs
Fees:13.00 Taxes:1202.50

20051219-0151775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-23-06
(AFFIX SEAL)

BRENDA S. LANE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
STATE OF TENNESSEE
Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D. Estes and Alice M. Estes	AmSouth Bank	Map 142-12
(NAME)	(NAME)	Parcel 5
5074 Lakeview Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CELESTE WYATT MARTIN, DOUGLAS LLOYD WYATT, EUGENE GRIFFITH WYATT, III AND PHILIP WINSTON WYATT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN D. ESTES AND WIFE, ALICE M. ESTES,** 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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Lakeview Manor, of record in Plat Book 2133, pages 39-41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eugene G. Wyatt, Jr. and wife, Joanne Hardeman Wyatt by deed from F. N. McNeill, Jr. Executor and Trustee under the Will of Laura Lea Robertson, of record in Book 2092, page 118, Register's Office for Davidson County, Tennessee. The said Joanne Hardeman Wyatt having predeceased the said Eugene G. Wyatt, Jr. and the said Eugene G. Wyatt, Jr. having since died and by his Will of record as Image No. 5747/1749624, Probate Court Clerk's Office for Davidson County, Tennessee, devised the subject property to Celeste Wyatt Martin, Douglas Lloyd Wyatt, Eugene Griffith Wyatt, III and Philip Winston Wyatt.

This conveyance is subject to 2005 taxes which have been prorated and paid by the grantors and also to the plan of record in Book 2133, pages 39-41, said Register's Office.

This is not the principal place of residence of the Grantors named herein.

unimproved ☐

This is improved ☒ property, known as 5074 Lakeview Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 16th day of December, 2005.

Eugene Griffith Wyatt, III

Philip Winston Wyatt

By: Eugene Griffith Wyatt, III, Attorney in Fact

Celeste Wyatt Martin

Douglas Lloyd Wyatt

By: Eugene Griffith Wyatt, III, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Celeste Wyatt Martin and Eugene Griffith Wyatt, III, the 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 Nashville, Tennessee this 16th day of December, 2005.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE Exp. 3/21/09 NOTARY PUBLIC DAVIDSON COUNTY, TENN.

John Gregory Hardeman / Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EUGENE GRIFFITH WYATT, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Douglas Lloyd Wyatt,** and is authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of December, 2005.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE Exp. 3/21/09 NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EUGENE GRIFFITH WYATT, III,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Philip Winston Wyatt,** and is authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of December, 2005.

Notary Public

My Commission Expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE Exp. 3/21/09 NOTARY PUBLIC DAVIDSON COUNTY, TENN.