BILL GARRETT, Davidson County
Trans:T20090067772 DEEDWARR
Recvd: 10/05/09 12:59 2 pgs
Fees:13.00 Taxes:2849.00
20091005-0092383

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

W & I Ref:(DM) Title No: 50207
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Samuel Wilson Bartholomew, III Sarah Thomas Bartholomew 4313 Estes Road Nashville, Tennessee 37215	Franklin American Mtg Co 501 Corporate Centre Dr, Ste 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 13008002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$770,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **T. William Estes, Jr. and spouse, Allister McDougall Estes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel Wilson Bartholomew, III and wife, Sarah Thomas Bartholomew** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the north 75 feet of Lot No. 10 and all of Lot No. 11 on the Map of Esteswood Subdivision, as of record in Book 974, page 30, Register's Office for said County. Said Lot and part of lot adjoin and front together 175 feet on the westerly side of Estes Avenue, and runs back between parallel lines, 310 feet to a dead line.

Being the same property conveyed to T. William Estes, Jr., and wife, Allister McDougall Estes by warranty deed from John E. Perry and wife, Sally G. Perry, dated May 25, 1965 and recorded on June 1, 1965 of record in Book 3896, page 645, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2009, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 974 Page 30, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4264, page 305, said Register's Office.

This is improved property, known as: 4313 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of September, 2009.

T. William Estes, Jr. Allister McDougall Estes

State of TENNESSEE
County of DAVIDSON

On this 30th day of September, 2009 , before me the undersigned authority, personally appeared T. William Estes, Jr. and Allister McDougall Estes , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $770,000.00

Affiant

Sworn and subscribed before me this the 30th day of September, 2009

Notary Public

My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN