K 1711

For and in consideration of the sum of $ One Dollar, cash in hand paid, receipt of which is hereby acknowledged, we, P. M. Estes Jr. and wife, Theone Roper Estes DOLLARS have bargained and sold, and by these presents do transfer and convey unto the said Will P. Kirkman and wife, Elizabeth Estes Kirkman, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a point in the center line of Estes Road, 630 feet south of the intersection of the center line of Estes Road with the center line of Hobbs Road, being the southeast corner of a tract of land conveyed to the grantees herein by deed recorded in book 1198, page 670, Register's Office for said County; thence north 87 degrees 45 minutes west 280 feet to a point; thence south 2 degrees 15 minutes west 100 feet to a point; thence south 87 degrees 45 minutes east 280 feet to the center line of Estes Road; thence north 2 degrees 15 minutes east 100 feet to the point of beginning.

Being part of the property conveyed to P. M. Estes Jr. by deed from Martha Estes Keeble et al, recorded in book 1556, page 129, said Register's Office, and by will of P. M. Estes Sr., deceased, recorded in Will Book 61, page 456, County Court for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Will P. Kirkman and wife, Elizabeth Estes Kirkman, their heirs and assigns, forever.

And we do covenant with the said Will P. Kirkman and wife, Elizabeth Estes Kirkman, 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.

And we, P. M. Estes Jr. and wife, Theone Roper Estes, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Will P. Kirkman and wife, Elizabeth Estes Kirkman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands, this day of 12th day of April, 1948.

P. M. Estes Jr.
Theone Roper Estes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Elizabeth Gentry, a Notary Public in and for said County and State, the within named P. M. Estes Jr. and wife, Theone Roper Estes, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 1948.

Commission expires 7-6-49.

Mrs. Elizabeth Gentry
Qualified in Davidson County Court
Notary Bond Book 18, page 3, under
Chapt. 105, Public Acts 1935.

56226

WARRANTY DEED

FROM
P. M. Estes Jr. et ux

TO
Will Polk Kirkman et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 29 day of MAR 1949 at 11:39 o'clock A. M. and recorded in Book 6924 page 124
Fee $1.50
ELLA Z. WILLSON, Register
By M. Spratley D.R.

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