WARRANTY DEED

For and in consideration of the sum of One Hundred and no/100 ($100.00)- - - - - -

- DOLLARS

Cash in hand paid by Charles J. Sanders & Company, Agents, a partnership, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, M. R. Estes and wife, Evelyn Estes

have bargained and sold, and by these presents do transfer and convey unto the said

Charles J. Sanders & Company, Agents,

their successors 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. 12 and the westerly part of lot No. 15 on the map of Trinity Heights, as of record in book 332, page 4, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, August 3, 1938, as follows:

Beginning on the southerly margin of Trinity Lane, at a stake 75 feet west of the westerly margin of Lischey Avenue or North Fourth Street; thence with the southerly margin of said Lane, westwardly 170 feet to a stake in the corner of lots Nos. 11 and 12; thence with the line between said two lots, southwardly 173.41 feet to the northerly margin of an alley; thence with said alley, eastwardly 165.5 feet to a stake 65.77 feet west of the westerly margin of Lischey Avenue; thence northwardly 174 feet 6 inches to the beginning.

Being the same property conveyed to M. R. Estes and wife, Evelyn Estes, by deed from T. W. Warren and wife, of record in book 1642, page 19, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles J. Sanders & Company, Agents

their successors and assigns, forever.

And we do covenant with the said Charles J. Sanders & Company, Agents

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, except by 1949 State and County taxes, which have been prorated, and will be paid by Purchasers.

And we, M. R. Estes and wife, Evelyn 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 Charles J. Sanders & Company, Agents

their successors and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of September 1949

M R Estes

Evelyn Estes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, P. L. Harlan a Notary Public in and for said County and State, the within named M. R. Estes and wife, Evelyn Estes

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 office, this 20th day of September 1949

P. L. Harlan
Notary Public

My commission expires My Commission Expires JULY 25, 1952

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of SEP 1949 at 10:10 o'clock
Noted in the 70 Book No. 1676
Recorded
Recording Fee
FELIX L. WILSON, Register
By Dpt. Reg.

WARRANTY DEED
FROM
M. R. ESTES, ET UX
TO
CHARLES J. SANDERS & COMPANY, AGENTS

75018

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
223 Third Ave. North
NASHVILLE, TENN.

Form 108