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WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, Highland Land Company, a Tennessee Corporation, with its principal office and place of business in Nashville, Tennessee, has

have bargained and sold, and by these presents do transfer and convey unto the said William Ira Welker, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being lot No. 20 on the map of Esteswood Estates, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor April __ 1950, as follows:

Beginning on the westerly margin of Esteswood Lane, 375 feet north of the northerly margin of Trimble Road, being the corner of lots Nos. 20 and 21;thence with the line between said two lots, westwardly 251.6 feet; thence north2° 23' east 125 feet to the corner of lots Nos. 19 and 20; thence with the line between said two lots, eastwardly 251.8 feet to the westerly margin of Esteswood Lane; thence with same, southwardly 125 feet to the beginning.

Being part of the property conveyed to Highland Land Company by deed from Elizabeth Estes Kirkman, et al, of record in book 1813, page 634, and re-recorded in book 1846, page 597, Register's Office for said County.

Subject to restrictive covenants contained in an instrumentexecuted by P.M.Estes, etal dated May 24, 1938 and recorded in Book 1090,page 98; and Book 1850,page17 R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Ira Welker, his heirs and assigns, forever.

And Highland Land Company, a corporation does do covenant with the said William Ira Welker that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except 1951 taxes which have been prorated.

And Highland Land Company, a corporation, does do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said William Ira Welker his heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, HIGHLAND LAND COMPANY, a corporation, has caused this to be executed by its duly authorized officers this the 6th day of March 1951.

HIGHLAND LAND COMPANY

ATTEST: Gordon Kirkman
Assistant Secretary

John W. Maxwell
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 194__.

Commission expires _____

_____
Notary Public

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