K 2337

For and in consideration of the sum of $ -----$9,200.00-----

-----NINE THOUSAND TWO HUNDRED AND NO/100-----DOLLARS

Cash in hand paid by Saul J. Leininger and wife, Billie H. Leininger, the receipt of which is hereby acknowledged, We, Russell B. Anderson and Ira J. Estes, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Saul J. Leininger and wife, Billie H. Leininger

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. 96 on the Plan of Woodycrest, Section 3, as of record in book 2083, page 21, Register's Office for said County, described as follows:

Beginning on the northerly margin of Polk Avenue at the corner of Lots Nos. 95 and 96; thence with the line between said two lots northwardly 144.1 feet; thence north 79° 29' east 32 feet; thence north 54°46' east 43 feet to the corner of lots Nos. 96 and 97; thence with the line between said two lots southwardly 168 feet to the northerly margin of Polk Avenue; thence with same westwardly 80 feet to the beginning.

Being part of the property conveyed to Russell B. Anderson and Ira J. Estes, Jr. by deed from Sterling Homes, Inc., of record in book 2243, page 317, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Saul J. Leininger and wife, Billie H. Leininger their heirs and assigns, forever.

And we do covenant with the said Saul J. Leininger and wife, Billie H. Leininger 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, Russell B. Anderson and Ira J. Estes, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Saul J. Leininger and wife, Billie H. Leininger their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 31st day of December, 19[illegible].

Russell B. Anderson

Ira J. Estes, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O.G. Jones, a Notary Public in and for said County and State, the within named Russell B. Anderson and Ira J. Estes, Jr.

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 31st day of December, 19 54.

Commission expires July 6, 1955

O.G. Jones, Notary Public

WARRANTY DEED

FROM

RUSSELL B. ANDERSON AND IRA J. ESTES, JR.

TO

SAUL J. LEININGER AND WIFE, BILLIE H. LEININGER

GUARANTY [illegible] OF NASHVILLE

42721

SE VILLE, TENNESSEE

ERS CO

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