K 2401

For and in consideration of the sum of TEN DOLLARS * DOLLARS

Leon Brandon and wife, Roberta Griffin Brandon

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

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the east part of a triangle of part of Block "H" in Plan No.2, West Nashville, as of record in Book No.57, Page 172, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of 15th Street, now 56th Avenue North, and Centennial Blvd; running thence southwardly along said easterly margin of 15th Street, now 56th Avenue North, 120 feet, more or less, to the northerly margin of an alley; thence easterly along the northerly margin of said alley 30.8 feet, more or less, to a point on the northerly margin of said alley; thence north 2° 15' W, 43.6 feet to a point; thence north 38° 18' east, 43.5 feet to a point on the southerly margin of Centennial Blvd; thence northwardly along the southerly margin of said Centennial Blvd 69.8 feet to the point of beginning.

Being the same property conveyed to Leon Brandon and wife Roberta G. Brandon by deed from W. B. Marr and wife Martha L. Marr, of record in Book 1392, Page 289, Register's Office of Davidson County, Tennessee.

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

And we do covenant with the said Walter Estes that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except for deed of trust to Richard Marshall, Trustee, to secure a note of $3,100.00, dated August 11, 1953.

And Leon Brandon and Roberta Griffin Brandon do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Walter Estes his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 23 day of May, 1955

Leon Brandon

Roberta Griffin Brandon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Leon Brandon and Roberta Griffin Brandon the bargainors, 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 [illegible] day of May, 1955

Commission expires [illegible]

[illegible] Notary Public

WARRANTY DEED

FROM

Leon Brandon & wife
Roberta Griffin Brandon

TO 58799

Walter Estes



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of MAY A. 1955 at [illegible] o'clock [illegible] M.
Noted in Book 84 Page 146
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.80
[illegible], Register

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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