K 2439

$12,750.00

Deed, in hand paid by James R. Frazier and wife, Hazel Adleen Frazier, the receipt of which is hereby acknowledged, We,

Russell B. Anderson and Ira J. Estes, Jr., partners,
doing business as Anderson & Estes

have bargained and sold, and by these presents do transfer and convey unto the said James R. Frazier and wife, Hazel Adleen Frazier

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. 142 on the Plan of Woodberry Park, as of record in book 2133, pages 117, 118 and 119, Register's Office for said County, described asfollows:
Beginning on the southerly margin of Woodberry Drive at the corner of lots Nos. 141 and 142; thence with the line between said two lots, southwardly 123 feet to the corner of lots Nos. 141, 142 and 143; thence with the line between lots Nos. 142 and 143 westwardly 132 feet to the easterly margin of Lorna Drive; thence with same, northwardly 98 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 39.3 feet to the southerly margin of Woodberry Drive; thence with same, eastwardly 107 feet to the beginning.
Being part of the property conveyed to Russell B. Anderson and Ira J. Estes, Jr., partners doing business as Anderson & Estes, by deed from Andrew Ewing, Trustee, of record in book 2337, page 521, said Register's Office, and by deed of correction from Evergreen Land Company and Highland Land Company, of record in book 2339, page 274, 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 James R. Frazier and wife, Hazel Adleen Frazier their heirs and assigns, forever.

And we do covenant with the said James R. Frazier and wife, Hazel Adleen Frazier 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 1955 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Russell B. Anderson and Ira J. Estes, Jr., d/b/a Anderson & 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 James R. Frazier and wife, Hazel Adleen Frazier their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 30th day of June, 19 55

ANDERSON & ESTES
By: Russell B Anderson
Partner
By: Ira J. Estes Jr.
Partner

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., d/b/a Anderson & 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 office, this 30th day of June, 19 55

My Commission Expires May 11, 1959

O. G. Jones
O. G. Jones, Notary Public

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