K 2439

Reg 6-16-55

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand, and other valuable considerations, paid by Vernon K. Church and wife, Neta A. Church (hereinafter called Grantees), to Gentry Estill, Jr. and wife, Edna E. Estill, the receipt of which is hereby acknowledged.

We, Gentry Estill, Jr. and wife, Edna E. Estill (hereinafter called Grantors) have bargained and sold and do hereby transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

> Being lot No. 10 on the plan of Lealand Manor, Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, surveyor as follows:
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> Beginning on the southerly margin of Ridge View Drive at the common corner of lots Nos. 10 and 11; thence with the line between said lots, southwardly 399.4 feet to the southwest corner of lot No. 10; thence with the south line of said lot, eastwardly 176.1 feet to the westerly margin of Lakeview Drive, formerly Clonmel Road; thence with the westerly line of same, northwardly 64.57 feet to the beginning of a curve; thence with said curve, northeastwardly 205.38 feet to a point in said margin of said Road; thence northeastwardly 92.3 feet to the beginning of a curve; thence with a radius of 30 feet, northwestwardly to the southerly margin of Ridge View Drive; thence with the southerly margin of said Drive, westwardly 179.2 feet to the beginning, containing 1.59 acres, more or less.
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> Being the same property conveyed to Gentry Estill, Jr. and wife, Edna E. Estill by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1035, page 424, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Vernon K. Church and wife, Neta A. Church, their heirs and assigns forever.

And we do covenant with the said Grantees 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 as follows: State, County and City Taxes for the year 1955, which have been pro-rated and the entire amount assumed by the Grantees; Easement for public utilities purposes along the southerly line of premises and conditions of owner's certificate as shown on the unrecorded plan of Lealand Manor, Third Addition; Rights and

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