K 2489

For and in consideration of the sum of Seventeen Thousand and No/100 ----------

---------- $17,000.00 ---------- DOLLARS

Cash in hand paid by Walter J. Crocket and wife, Florence P. Crocket, 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 Walter J. Crocket and wife, Florence P. Crocket

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. 147 on the Plan of Donelson Hills Subdivision, as of record in book 2331, pages 22 and 23, Register's Office for said County.
Said lot No. 147 fronts 137.96 feet on the northeasterly side of Graeme Drive and extends back 239.3 feet on the northwesterly line and 215.3 feet on the southeasterly line to a dead line measuring 125.6 feet thereon.
Being the same property conveyed to Russell B. Anderson and Ira J. Estes, Jr., by deed from Herschel Greer, et al, of record in book 2439, page 421, said Register's Office.

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

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 J. Crocket and wife, Florence P. Crocket their heirs and assigns, forever.

And we do covenant with the said Walter J. Crocket and wife, Florence P. Crocket 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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

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 Walter J. Crocket and wife, Florence P. Crocket their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of January, 19 56

Russell B. Anderson

Ira J. Estes, Jr.

STATE OF TENNESSEE
Davidson County

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

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 17th day of January, 19 56

My commission expires May 11, 1959

O. C. Jones
Notary Public

WARRANTY DEED

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

TO
WALTER J. CROCKET AND WIFE,
FLORENCE P. CROCKET

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of JAN A.D. 1956 at 12:10 o'clock P. M.
Noted in Book 2d Page 47
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Deputy Reg.

84637

17.000

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