K 2595

**WARRANTY DEED**

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

Three Hundred Fifty and no/100 - - - - - ($350.00) - - - - **DOLLARS**

cash, paid by Bobby Houston Estes, the receipt of which is hereby acknowledged.

I, W. H. Estes, Trustee,

**have bargained and sold, and by these presents do transfer and convey unto the said** Bobby Houston Estes, his

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

Land in the 8th Civil District of said County, described as follows:
Beginning at the northwest corner of the property conveyed to W. H. Estes and wife, Vadie W. Estes, by deed from John B. Cowden, of record in book 2158, page 106, Register's Office for said County; thence with said Estes' western boundary line, south 8° east 50 feet; thence south 76° 50' west 90 feet; thence north 8° west 50 feet; thence north 76° 50' east 90 feet to the beginning.
Being the same property conveyed to W. H. Estes, Tr., by deed from John B. Cowden dated November 2, 1953, filed September 23, 1954, and recorded in book 2299, page 92, said Register's Office.

The above described property was conveyed, as above, to W. H. Estes, Trustee, for Bobby Houston Estes, at that time a minor, and this conveyance is made to him as beneficiary, he being now more than 21 years of age, and there being no other trust under said conveyance.

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

And I do covenant with the said Bobby Houston Estes that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, W. H. Estes, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Bobby Houston Estes, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of September, 19 56

W. H. Estes, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise V. Stephens, a Notary Public in and for said County and State, the within named W. H. Estes, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of September, 1956

Commission expires Oct. 24, 1959. Louise V. Stephens
Notary Public

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