K 2599

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Five Hundred and No/100 ----------

----------$12,500.00 ----------**DOLLARS**

Cash in hand paid by Frank Clayton Duty, Sr. and wife, Geraldine T. Duty, the receipt of which is hereby acknowledged, we,

Russell B. Anderson and Ira J. Estes, Jr.,
d/b/a Anderson & Estes

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Frank Clayton Duty, Sr. and wife, Geraldine T. Duty

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. 39 on the Plan of Donelson Hills, as of record in book 2331, pages 22 and 23, Register's Office for said County.
Said lot No. 39 fronts 74.96 feet on the easterly side of Dearborn Drive and extends back 173.2 feet on the northerly line and 168 feet on the southerly line to a dead line which is a broken line, measuring 89 feet thereon.
Being part of the property conveyed to Russell B. Anderson and Ira J. Estes, Jr., d/b/a Anderson and Estes, dated August 4, 1955, filed August 5, 1955, and recorded in book 2444, page 62, 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 Frank Clayton Duty, Sr. and wife, Geraldine T. Duty

their **heirs and assigns, forever.**

And we **do covenant with the said** Frank Clayton Duty, Sr. and wife, Geraldine T. Duty **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.**

And we, Russell B. Anderson and Ira J. Estes, Jr., d/b/a Anderson and 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** Frank Clayton Duty, Sr. and wife, Geraldine T. Duty, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 31st **day of** October, 19 56

ANDERSON & ESTES

By: Russell B. Anderson
Partner

By: Ira J. Estes, Jr.
Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **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 31st **day of** October, 19 56

Commission expires February 24, 1957

A. M. Tenison
Notary Public

NOTARY

K 2599

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