K 2634

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Six Hundred and No/100 ---------
----------$13,600.00 ----------**DOLLARS**

Cash in hand paid by Albert M. Hobbs, Jr. and wife, Louise Hobbs, the receipt of which is hereby acknowledged, we,

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

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Albert M. Hobbs, Jr. and wife, Louise Hobbs
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. 227 on the Plan of Whispering Hills, Section II-A, of record in book 2331, page 132, Register's Office for said County.
Said lot No. 227 fronts 97.6 feet on the east side of Westcrest Drive and runs back between lines, 272.5 feet on the north line and 201.5 feet on the south line to a dead line in the rear on which it measures 149.3 feet.
Being the same real property conveyed to Russell B. Anderson and Ira J. Estes, Jr., doing business as Anderson & Estes, by deed from Andrew Ewing, Trustee, dated July 28, 1956, filed July 30, 1956, and recorded in book 2548, page 283, 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 Albert M. Hobbs, Jr. and wife, Louise Hobbs
their **heirs and assigns, forever.**

And we **do covenant with the said** Albert M. Hobbs, Jr. and wife, Louise Hobbs
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 1957 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** Albert M. Hobbs, Jr. and wife, Louise Hobbs
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 9th **day of** January, 19 57

ANDERSON & ESTES

_____ By: Russell B. Anderson
Partner

_____ By: Ira J. Estes, Jr.
Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Pearigen, Jr. **, 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 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 9th **day of** January, 19 57

Commission expires January 28, 1958

James R. Pearigen, Jr.
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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