BK 2689

WARRANTY DEED

For and in consideration of the sum of - $10.00 - - - - -

- - - - - Ten and No/100 - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable consideration, to us paid by John R. Woodward and wife, Andrena B. Woodward, the receipt of which is hereby acknowledged,

We, J. Thomas Hester, Jr. and wife, Colleen G. Hester have bargained and sold, and by these presents do transfer and convey unto the said - - John R. Woodward and wife, Andrena B.Woodward, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 1 and the southerly 25 feet of lot No. 2 on the map of Esteswood Subdivision, Subdivision, as of record in book 974, page 30, Register's Office for said County. Said lot No. 1 and part of lot No. 2 front together 125 feet on the westerly side of Estes Avenue and run back between parallel lines along the north margin of Trimble Road 310 feet to a dead line.

Being the same real property conveyed to J. Thomas Hester, Jr. and wife, Colleen G. Hester, by deed from P. M. Estes and wife, dated May 6, 1938, filed May 6, 1938, and recorded in book 1077, page 265, said Register's Office.

This conveyance is made subject to the following:

Restrictive covenants contained in an instrument executed by P. M. Estes, et al, dated May 24, 1938, filed May 26, 1938, and recorded in book 1090, page 98, Register's Office for Davidson County, Tennessee.

It is understood and agreed that the sellers will give the purchasers possession of the property hereinbefore described on or before October 1, 1957.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John R. Woodward and wife, Andrena B. Woodward, their heirs and assigns, forever.

And we do covenant with the said John R. Woodward and wife, Andrena B. Woodward 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 the grantees assume and agree to pay, same having been pro-rated as of 10-1-57.

And We, J. Thomas Hester, Jr. and wife, Colleen G. Hester do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John R. Woodward and wife, Andrena B. Woodward their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10 day of July, 1957

J. Thomas Hester Jr.

Colleen G. Hester

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named J. Thomas Hester, Jr. and Colleen G. Hester

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 10th day of July, 1957

Commission expired 7-22-58

Frankie Wilkes
Notary Public

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