K 2796

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

**For and in consideration of the sum of** Ten ($10.00) & no/100---------- **DOLLARS**
cash in hand paid, receipt of which is hereby acknowledged and other good and valuable considerations,

We, Morris F. Estes and wife, Joyce P. Estes,
**have bargained and sold, and by these presents do transfer and convey unto the said** William Thomas Briley and wife, Fayla W. Briely,
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 on an unrecorded map showing partitioning of a lot owned by White B. Estes in Madison, Tennessee, and more particularly described according to a survey made May 17, 1958, by Anthony Stubble, Surveyor, as follows:

Beginning at a point in the westerly margin of Delaware Avenue, 650.9 feet, more or less, as measured along said margin, from the northerly margin of Old Hickory Boulevard, thence westwardly 200 feet to an iron pin; thence northwardly 453.5 feet to an iron pin; thence eastwardly 200 feet to a point in the east margin of Delaware Avenue; thence southwardly along the east margin of said Avenue 453.5 feet to the beginning. (45.85')

Being the same property conveyed to Morris F. Estes and wife, Joyce P. Estes, by deed from Otis Holmes and wife, Odessar Holmes, recorded in Book 4310, page 609, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Thomas Briley, and wife, Fayla W. Briley, their heirs and assigns, forever.

And We do covenant with the said William Thomas Briley and wife, Fayla W. Bailey 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, Morris F. Estes and wife, Joyce P. 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 William Thomas Briley, and wife, Fayla W. Briley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of July, 19 58

Morris F. Estes

Joyce P. Estes

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