K 2956

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, MOREAU P. ESTES AND WIFE, BERTHA L. ESTES

have bargained and sold, and by these presents do transfer and convey unto the said J. P. PERDUE and wf. OPAL PERDUE

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

Being the westerly part of Lot No. 101 on the Map of Riverside Drive Subdivision, of record in Book 974, page 60, Register's Office for said County, and shown as an unnumbered lot on the plan of Sherwood First Addition, of record in Book 1835, page 23, said Register's office, described according to said last mentioned plan as follows: BEGINNING at a concrete monument in the west margin of Tammany Drive at the northeast corner of Lot No. 13 of said Sherwood First Addition; thence northerly along the westerly margin of Tammany Drive, North 21° 42' West 63 feet to a concrete monument at the beginning of a curve; thence around said curve, northwesterly 33.32 feet to the south margin of Litton Avenue; thence with the margin of the same, westerly 84.1 feet to a point; thence southerly 70 feet to the northwest corner of said Lot No. 13; thence with the north line of said lot, south 88° 30' east 127.3 feet to the point of beginning.
Being part of the property conveyed to Moreau P. Estes and wife, Bertha L. Estes, by deed from P. M. Estes, Trustee, of record in Book 1373, page 150, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 1165, page 74, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. P. PERDUE AND WIFE, OPAL PERDUE their heirs and assigns, forever.

And we do covenant with the said J. P. PERDUE AND WIFE, OPAL PERDUE 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, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand, this 18th day of August, 19 59

Moreau P. Estes

Bertha L. Estes

STATE OF TENNESSEE
FLORIDA
Pinellas
DAVIDSON COUNTY

Personally appeared before me, L. W. Baynard, Jr., a Notary Public in and for said County and State, the within named Moreau P. Estes and wife, Bertha L. Estes

the bargainor, 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 Florida, this 18 day of August, 1959

Commission expires:

Notary Public

Notary Public, State of Florida at Large
My commission expires May 21, 1961
Bonded by Mass. Bonding & Insurance Co.

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PG 437