BK 3027

For and in consideration of the sum of Ten ($10.00) - *DOLLARS*

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Morris F. Estes and wife Joyce P. Estes *have bargained and sold, and by these presents do transfer and convey unto the said* David Vincent Hinton his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee being Lot No. 30, on the Plan of Maplewood Manor subdivision, as of record in Book 547, page 102, Register's Office for said County.

Said Lot No. 30 fronts 158 feet on the westerly side of Anderson Street and extends back 167 feet on the northerly line and 148 feet on the southerly line to a dead line measuring 164 feet thereon.

Being a part of the real property conveyed to Morris F. Estes and wife, Joyce P. Estes, by deed from J. H. Green and wife, Lula Green, dated Sept.2nd, 1959, Book 2959, page 559, and recorded Sept. 14, 1959, 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 David Vincent Hinton his *heirs and assigns, forever.*

And we *do covenant with the said* David Vincent Hinton *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. *do further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to the said land to the said* David Vincent Hinton his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 27th *day of* January, 1960, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joyce P. Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rome L. Warmack *, a Notary Public in and for said County and State,* Morris F. Estes and wife, Joyce P. Estes *the within named 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 Nashville, Davidson County, *Tennessee, this* 29 *day of* January *19*60.

Rome L. Warmack *Notary Public*

Commission expires 5-5-63

NOTARY PUBLIC

69860

WARRANTY DEED

FROM

MORRIS F. ESTES and wife, JOYCE P. ESTES

TO

DAVID VINCENT HINTON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of JAN A.D. 1960
Noted in Book ... M.
Recorded in Book ... Page ...
Recording Fee $2.00
JAMES P. WILSON, Register

Compliments of ... Title Company
Division of ... Insurance Company
... Building
... TENNESSEE

PG 30