BK 3099

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

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

cash in hand paid by Harry Yates and wife, Aileen Yates, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, INC., a corporation, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Harry Yates and wife, Aileen Yates, 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. 6 on the Plan of Roselawn Estates, as of record in Book 2900, page 86, Register's Office for said County.

Said Lot No. 6 fronts 200 feet on the westerly side of Roselawn Circle and extends back 236.8 feet on the northerly line and 250.77 feet on the southerly line to a dead line, measuring 200 feet thereon.

Being part of the real property conveyed to Estes-Taylor Company, Inc., by deed from Charles M. Anderson and wife, recorded in Book 2999, page 582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Ten-foot utility easement along southerly and rear lines of premises, 10X70-foot motor turn along front line of premises, 100-foot building set-back line from Roselawn Circle, and conditions of owners certificate as shown on plan of record in Book 2900, page 86, Register's Office for Davidson County, Tenn.; and,

Restrictive covenants contained in instrument recorded in Book 3067, page 362, 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 Harry Yates and wife, Aileen Yates, their heirs and assigns, forever. And it does ~~do~~ covenant with the said Harry Yates and wife, Aileen Yates, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1960 which have been prorated and assumed by Grantees.

And Estes-Taylor Company, Inc., a corporation does ~~will~~ further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Harry Yates and wife, Aileen Yates, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 1st day of July, 1960.

Attest: George L. Taylor — Secretary

ESTES-TAYLOR COMPANY, INC.

By J. Frank Estes — President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ______, a Notary Public in and for said County and State, the within named ______

the bargainor___, with whom I am personally acquainted, and who acknowledged that ___ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ______, Tennessee, this ___ day of ______, 19__.

Commission expires ______ Notary Public

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