K 3252

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

S & F Inc.,

a Tennessee Corporation, with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do^es^ transfer and convey unto ~~the said~~ Durward Lee Estes and wife, Edna Owen Estes their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Dodson Heights, as of record in Book 2900, page 113, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Baltic Drive, the common front corners of Lots Nos. 116 and 117; thence with said margin of said Drive, northwestwardly 64.71 feet to a concrete monument at the beginning of a curve, having a radius of 25.0 feet; thence around said curve northwestwardly 39.27 feet to a concrete monument in the easterly margin of Panama Drive; thence with said margin of said Drive, northwardly 85.88 feet to a point, the common front corners of Lots Nos. 115 and 116; thence with the line between said lots, eastwardly 112.05 feet to a concrete monument, the common rear corners of Lots Nos. 115, 116 and 117; thence with the line between Lots Nos. 116 and 117, southwestwardly 123.3 feet to the point of beginning.

Being part of the same property conveyed to S & F Inc., a Tennessee Corporation by deed from Miller G. Kimbrough, Trustee, of record in Book 3185, page 193, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Durward Lee Estes and wife, Edna Owen Estes their heirs and assigns, forever.

And it does ~~we~~ covenant with the said Durward Lee Estes and wife, Edna Owen Estes 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.

And S & F Inc. do^es^ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Durward Lee Estes and wife, Edna Owen Estes their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF S & F InC., a Corporation aforesaid has caused this instrument to ~~Witness hand this day of 19~~ be executed by its duly authorized officers on this 17th day of July 1961.

Attest:

S & F InC.

T. G. Sterritt, Secty-Treasurer

By: J. J. Foley, Jr., Vice-President

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