WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - *DOLLARS*
cash in hand paid by Wiley W. Bird and wife, Lynette R. Bird, 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 Wiley W. Bird and wife, Lynette R. Bird, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 15 on the Plan of Roselawn Estates, as of record in Book 2900, Page 86, Register's Office for said County.
Said Lot No. 15 fronts 166 feet on the westerly side of Granny White Pike and extends back between parallel lines 440 feet to a dead line.
Being part of the real property conveyed to Estes-Taylor Company, Inc., a Tennessee corporation, by deed from Charles M. Anderson and wife, of record in Book 2999, Page 582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants contained in instrument executed by Estes-Taylor Company, recorded in Book 3067, page 362, Register's Office for Davidson County, Tennessee.
And Easements shown on plan of record in Book 2900, Page 86, R.O.D.C. Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wiley W. Bird and wife, Lynette R. Bird, their *heirs and assigns, forever.*

And Grantor *do*es *covenant with the said* Wiley W. Bird and wife, Lynette R. Bird *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 as aforesaid and taxes for 1962, which are assumed by Grantees.

And Estes-Taylor Company, Inc., does *~~do~~ further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Wiley W. Bird and wife, Lynette R. Bird their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness its *hand this* 23rd *day of* January, *19*62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST: George L. Taylor
Secretary

ESTES-TAYLOR COMPANY, INC.
By J. Frank Estes
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *, a Notary Public in and for said County and State,* ....

the within named 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*......

.... *Notary Public*

Commission expires ....