K 3376

WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - *DOLLARS*
cash in hand paid by Walter G. Cottle and wife, Leora S. Cottle, and other good and valuable consideration, the receipt of all of which is hereby acknowledged; -

ESTES-TAYLOR COMPANY, a corporation

has *have bargained and sold, and by these presents do transfer and convey unto the said* Walter G. Cottle and wife, Leora S. Cottle
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 1 on the Plan of Roselawn Estates, as of record in Book 2900, page 86, Register's Office for said County, as amended by instrument of record in Book 3249, page 636, said Register's Office. Said Lot No. 1 fronts 148 feet on the southerly side of Tyne Boulevard and runs back 375 feet to a dead line, measuring 145.5 feet, more or less, thereon.
Being part of the real property conveyed to Estes-Taylor Company, a Tennessee corporation, 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 setback line and conditions shown on plan of record in Book 2900, page 86, R.O.D.C. Tenn., and
Restrictive covenants contained in instrument recorded in Book 3067, page 362, 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 Walter G. Cottle and wife, Leora S. Cottle their *heirs and assigns, forever.*

And it does *do covenant with the said* Walter G. Cottle and wife, Leora S. Cottle *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 1962.

And Estes-Taylor Company, a corporation, 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* Walter G. Cottle and wife, Leora S. Cottle their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness its *hand this* 15th *day of* May, 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: ESTES-TAYLOR COMPANY

George L. Taylor
Secretary

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 ....

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