K 3429

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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 which is hereby acknowledged.

Estes-Taylor Company, a Tennessee Corporation , has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said William A. St. John and wife, Beverly Pickup St. John 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. 3 on the Plan of Forest Park Subdivision, of record in Book 2900, page 122, Register's Office for said County.

Said Lot No. 3 fronts 353.3 feet on the northwesterly side of Evansdale Drive and runs back between converging lines 309.7 feet on the southwesterly side and 435.9 feet on the northerly side to a point.

Being the same property conveyed to Estes-Taylor Company, a Tennessee Corporation, by deed from James J. Tucker and wife, Elaine H. Tucker, of record in Book 3400, page 250, 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 William A. St. John and wife, Beverly Pickup St. John their heirs and assigns, forever.

And it~~es~~ do covenant with the said William A. St. John and wife, Beverly Pickup St. John 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 Estes-Taylor Company, a Tennessee Corporation 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 William A. St. John and wife, Beverly Pickup St. John, their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, Estes-Taylor Company, a Tennessee Corporation, has caused this ~~instrument~~ instrument to be executed by its duly authorized officers this the 16 day of August, 1962.

ESTES-TAYLOR COMPANY

ATTEST:

George L. Taylor
George L. Taylor, Secretary-Treasurer

By J. Frank Estes
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 office, this _____ day of _____, 19___.

Commission expires _____

_____
Notary Public

G 343