419

WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - DOLLARS cash in hand paid by Paul N. Jones and wife, Regina A. Jones, 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* Paul N. Jones and wife, Regina A. Jones, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 22 on the Plan of Roselawn Estates, Section 2, as of record in Book 3106, Page 86, Register's Office for said County, described as follows:

Beginning on the westerly margin of Dresden Circle at the corner of Lots Nos. 21 and 22; thence with the line between said two lots westwardly 271.73 feet; thence north 5° 17' 30" east 315 feet to a concrete monument; thence south 86° 18' east 50 feet to the corner of Lots Nos. 22 and 23; thence with the line between said two lots southeastwardly 340.18 feet to the northwesterly margin of said Dresden Circle; thence with the same around a curve with a radius of 50 feet southwardly 46.03 feet to the beginning.

Being part of the real property conveyed to Estes-Taylor Company, a Tennessee corporation by deed from Charles C. Baker, et ux, recorded in Book 3338, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Easement and set-back line shown on plan of record in Book 3106, Page 86, and Restrictive Covenants contained in instrument recorded in Book 3343, Page 466, 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 Paul N. Jones and wife, Regina A. Jones, their *heirs and assigns, forever.*

And Grantor *does covenant with the said* Paul N. Jones and wife, Regina A. Jones *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* Paul N. Jones and wife, Regina A. Jones, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness its *hand this* 20 *day of* December, *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

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 ....