K 3535

WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - ($10.00) --- *DOLLARS*

cash in hand paid by John R. Hooton and wife, Evelyne Hooton, 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* John R. Hooton and wife, Evelyne Hooton,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 18 on the Plan of Roselawn Estates, Section 2, as of record in Book 3106, Page 86, Register's Office for said County.

Said Lot No. 18 fronts 186.47 feet on the southerly side of Lynmont Drive and extends back 314.12 feet on the westerly line and 207.56 feet on the easterly line to a dead line, measuring 275 feet thereon.

Being part of the real property conveyed to Estes-Taylor Company, a 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 made subject to:

Easement and setback line shown on plan of record in Book 3106, Page 86, R.O.D.C. Tenn., and

Restrictive covenants contained in instrument recorded in Book 3343, Page 466, 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 John R. Hooton and wife, Evelyne Hooton,

their *heirs and assigns, forever.*

And we *do covenant with the said* John R. Hooton and wife, Evelyn Hooton,

that we are *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 1963.

And Estes-Taylor Company, a corporation, does ~~xxx~~ *further covenant and bind itself, its* successors ~~xxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* John R. Hooton and wife, Evelyne Hooton,

their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness its hand this* 19th *day of* April, *19* 63, *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, [illegible], *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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