BK 3569

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00) ----------

TEN AND NO/100 ---------- DOLLARS

cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the balance of which is the assumption of the unpaid balance of two deeds of trust. One deed of trust executed by Sam W. Shacklett and wife to Louis R. Linx, Trustee, of record in Book 1547, page 449 to secure First Federal Savings & Loan Association of Nashville, one note dated September 16, 1947 for $5,400.00, with interest at 4% per annum, both principal and interest payable $29.57 monthly, beginning April 1, 1948, and balance due on March 1, 1973, and one deed of trust executed by John Estes and wife, to Louis R. Linx, Trustee, of record in Book 1618, page 241, to secure First Federal Savings & Loan Association of Nashville, one note dated June 1, 1948, for $1,150.00 with interest at 4% per annum, both principal and interest payable $6.08 monthly, beginning July 1, 1948.

We, John E. Estes and wife, Mary E. Estes have bargained and sold, and by these presents do transfer and convey unto the said Mary M. Stoddard

her 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. 331 on the Map of Jonwood Heights, Section 2, of record in Book 1130, page 92, Register's Office for said County.

Said Lot No. 331 fronts 60 feet on the easterly side of Jones Avenue and runs back between parallel lines 215 feet to a deed line on which is measures 60 feet. This tract is improved and known as 2613 Jones Ave., Nashville, Tennessee.

being the same property conveyed to John E. Estes and wife, Mary E. Estes, by deed from Sam W. Shacklett and wife, of record in Book 1497, page 449, said Register's Office

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary M. Stoddard

her heirs and assigns, forever.

And we do covenant with the said Mary M. Stoddard

that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as here in above stated

And we John E. Estes and wife, Mary E. Estes do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mary M. Stoddard

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of May, 1963

John E. Estes

Mary E. Estes

PG 503