K 3574

WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - *DOLLARS* cash in hand paid by Stewart J. Bachmann and wife, Betty Barbee Bachmann, 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* Stewart J. Bachmann and wife, Betty Barbee Bachmann, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* Being Lot No. 26 on the Plan of Forest Park Subdivision of record in Book 2900, Page 122, Register's Office for said County.
Said Lot No. 26 fronts 142.0 feet on the southerly side of Evansdale Drive and runs back on the easterly line 280.0 feet and on the westerly line 330.2 feet to a dead line in the rear on which it measures 198.0 feet.
Being the same real property conveyed to Estes-Taylor Company by deed from James J. Tucker and wife, recorded in Book 3400, Page 262, Register's Office for Davidson County, Tennessee.
This conveyance is subject to: Easement and setback line shown on plan of record in Book 2900, Page 122, R.O.D.C.Tenn.; Easement set out in instrument of record in Book 909, page 337, R.O.D.C.Tenn.; Agreement contained in instrument of record in Book 3162, page 513, R.O.D.C.Tenn.; and Restrictive Covenants contained in instrument of record in Book 3429, page 111, R.O.D.C.Tenn.

This tract is unimproved.
Send tax statements to Stewart J. Bachmann, 5024 Stillwood Drive, Nashville, 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 Stewart J. Bachmann and wife, Betty Barbee Bachmann, their *heirs and assigns, forever.*

And Grantor do[es] *covenant with the said* Stewart J. Bachmann and wife, Betty Barbee Bachmann 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 1963 which have been prorated and assumed by Grantees.

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* Stewart J. Bachmann and wife, Betty Barbee Bachmann, their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness its *hand this* 19th *day of* June, 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, ..., *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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