BK 3611

WARRANTY DEED — AUTOMATIC TITLE COMPANY

[redacted]

For and in Consideration of the sum of ($10.00) Ten and No/100 DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Morris F. Estes and wife, Joyce P. Estes, have bargained and sold, and by these presents do transfer and convey unto the said Gayron E. Nicholas and wife, Elizabeth C. Nicholas 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. 51 on the Plan of Archwood Acres, Section I, as of record in Book 2133, page 120, Register's Office for said County.

SAID Lot No. 51 fronts 112 feet on the northeasterly side of Archwood Drive and extends back 337.44 feet on the northwesterly line, and 388.02 feet on the southeasterly line to a dead line, measuring 125 feet thereon.

BEING the same property conveyed to Morris F. Estes and wife, Joyce P. Estes, by deed from Joe E. Taylor and wife, Theresa G. Taylor, of record in Book 3834, page 131, Register's Office for Davidson County, Tennessee.

THE TRACT IS IMPROVED AND KNOWN ON THE NUMBERED AS No. 3 Archwood Drive City Nashville State 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 Gayron E. Nicholas and wife, Elizabeth C. Nicholas their heirs and assigns, forever.

And we do covenant with the said Gayron E. Nicholas and wife, Elizabeth C. Nicholas 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.

And we, Morris F. Estes and wife, Joyce P. 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 Gayron E. Nicholas and wife, Elizabeth C. Nicholas, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of August, 1963

Morris F. Estes

Joyce P. Estes

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