K 3641

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00)---------- *DOLLARS* and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, GEORGE WILLIAM THACKSTON and wife, RUTH WILLIAMS THACKSTON,

have bargained and sold, and by these presents do transfer and convey unto the said RUSSELL A. A. OLDFIELD, JR., and wife, JEAN W. OLDFIELD, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 7th Civil District of Davidson County, Tennessee, being the northerly 75 feet of Lot No. 4 and all of Lot No. 5 on the Plan of Esteswood Subdivision, as of record in Book 974, page 30, Register's Office for said County.

Said part of Lot No. 4 and all of Lot No. 5 front together 175 feet on the westerly side of Estes Avenue and run back between parallel lines 310 feet to a dead line. Said property is improved and is known as 4323 Estes Avenue, Nashville, Tennessee.

Being the same real property conveyed to George William Thackston and wife, Ruth Williams Thackston, by deed from Mary Dozier Vess and husband, dated July 30, 1943, filed August 24, 1943, and recorded in Book 1194, page 368, and by deed from Elizabeth Estes Kirkman et al, dated March 17, 1947, filed March 28, 1947, and recorded in Book 1468, page 101, 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 Russell A. A. Oldfield, Jr., and wife, Jean W. Oldfield, their *heirs and assigns, forever.*

And we *do covenant with the said* Russell A. A. Oldfield, Jr., and wife, Jean W. Oldfield, *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 for 1963 taxes which have been prorated.**

And we, George William Thackston and wife, Ruth Williams Thackston, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Russell A. A. Oldfield, Jr., and wife, Jean W. Oldfield, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 7th *day of* October, 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.*

John W Burnett

R-J Hostetler

George William Thackston

Ruth Williams Thackston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mildred P. Ray, *a Notary Public in and for said County and State,* George William Thackston and wife, Ruth Williams Thackston, *the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 7th *day of* October, *19* 63.

Mildred P. Ray *Notary Public*

Commission expires Dec. 4, 1966

G 331