K 3672

WARRANTY DEED

For and in consideration of the sum of TEN & NO/100 - *DOLLARS*

cash in hand paid by Frederick D. Schneider and wife, Elaine B Schneider, 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* Frederick D Schneider and wife, Elaine B. Schneider,

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 Roselawn Estates, Section 2, as of record in Book 3106, Page 86, Register's Office for said County.

Said Lot No. 26 fronts 240.07 feet on the easterly side of Dresden Circle and runs back between lines 228.89 feet on the northerly line and 269.4 feet on the southerly line to a line in the rear, measuring 213.85 feet thereon.

Being part of the real property conveyed to Estes-Taylor Company, a Tennessee corporation, by deed from Charles C Baker and wife, recorded in Book 3338, page 574, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement and setback line and conditions of owners certificate as shown on plan of record in Book 3106, Page 86, R.O.D.C Tennessee, and

Restrictive covenants contained in instrument recorded in Book 3343, Page 466, R O D.C Tennessee.

This tract is improved. Send tax statements to Frederick D Schneider,
Dresden Circle,
Nashville, 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 Frederick D. Schneider and wife, Elaine B Schneider, their *heirs and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Frederick D. Schneider and wife, Elaine B. Schneider *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.*

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* Frederick D. Schneider and wife, Elaine B. Schneider, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness its *hand this* 18 *day of* December, *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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