BK 3768

Book 3768 Page 575

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 are hereby acknowledged and the assumption of a certain deed of trust executed by William E. Morgan and wife, Martha H. Morgan to Herschel Greer, Trustee, dated October 14 1959 filed October 15 1959 and recorded in Book 2988, page 469 Register's Office fo Davidson County Tennessee, to secure payment of a note of even date for $9,000.00 which the party James C. Knowles and wife Milbra Knowles agree to pay.

Morris F. Estes and wife Joyce P. Estes have bargained and sold, and by these presents do transfer and convey unto the said James C. Knowles and wife Milbra Knowles their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No. 24 on the plan of Dahlia Gardens, as of record in Book 2[illegible] Page 93 Register's Office for said County and more fully described as follows:

Said Lot No. 24 fronts 82 feet on the southerly side of Dahlia Drive and extends back 248.4 feet on the easterly line and 237.8 feet on the westerly line, to a dead line measuring 82.7 feet thereon.

Being the same property conveyed to Morris F. Estes and wife Joyce P. Estes by deed from William E. Morgan and wife, Martha H. Morgan as of record in Book 3645 page 263 Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Knowles and wife, Milbra Knowles their heirs and assigns, forever.

And We do covenant with the said James C. Knowles and wife Milbra Knowles that We lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except as hereinabove stated and with the assumption of the 1961 taxes.

And 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 James C. Knowles and wife Milbra Knowles their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 15th day of June, 19[illegible], the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Morris F. Estes

Joyce P. Estes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Morris F. Estes and wife, Joyce P. Estes

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 this 15th day of June, 1961.

Commission expires 8-16-65

Notary Public

Tennessee

$36.85

WARRANTY DEED

FROM MORRIS F. ESTES ET UX

TO JAMES C. KNOWLES ET UX

Make to Morris Estes 1111 Charlton Road Metro, Tenn.

Compliments of

Guaranty Title Company

A Division of Title Insurance Company

American Trust Building

Cor. Third & Union

NASHVILLE, TENNESSEE

DOCUMENTARY TAX PAID $.55

PG 575