WARRANTY DEED

FROM

JOHN F. ESTES, ET UX

TO

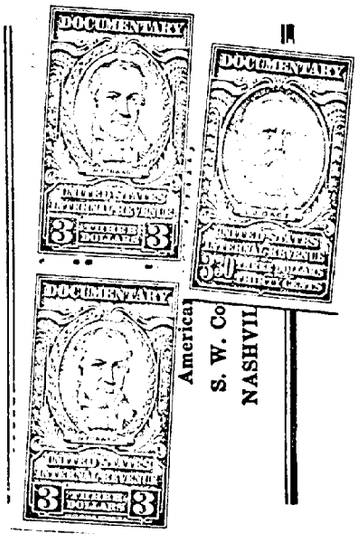
JOSEPH DOTSON, ET UX

41347

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 10 3 41 PM '64

NOTE BOOK 109 PAGE 486
RECORDING FEE $ 2.00
DEP. REG. M.



STATE TAX $ 31.50
PROBATE .50
TOTAL $ 32.00

JUL 10 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID JUL 10 1964
CC

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Dotson (NAME)	(NAME)	
4029 Crestridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, (CITY) (P. O. ZONE) Tenn. (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Joseph Dotson and wife, Mary Estelle Dotson, the receipt of which is hereby acknowledged; and other good and valuable consideration including the assumption by Grantees of a note dated September 3, 1954, to Guaranty Mortgage Company in the principal sum of SIXTEEN THOUSAND ($16,000.00) DOLLARS, secured by a Deed of Trust to Herschel Greer, Trustee, of record in Book 2315, Page 147, Register's Office for Davidson County, Tennessee, on which there is now owing a balance of $12,872.46;

We, John F. Estes and wife, Loretta Westmoreland Estes,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph Dotson and wife, Mary Estelle Dotson, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 62 on the Map of Brookhaven Estates, as of record in Book 1835, Pages 49, 50 and 51, Register's Office for said County.

Said Lot No. 62 fronts 115 feet on the northwesterly side of Crestridge Drive and runs back between lines 279.8 feet on the southwesterly line and 370.8 feet on the northeasterly line to a dead linein the rear on which it measures 195 feet.

Being the same real property conveyed to John F. Estes and wife, Loretta Westmoreland Estes, by deed from Woodhaven Homes, Incorporated, recorded in Book 2297, Page 347, 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 1835, Pages 49, 50 and 51, R.O.D.C. Tennessee;

Restrictive covenants recorded in Book 1786, Page 501, R.O.D.C. Tenn.

Restrictive covenants contained in strument recorded in Book 1969, page 609, and amended by instrument of record in Book 3529, page 623, R.O.D.C. Tennessee;

Restrictive covenants contained in deed recorded in Book 1578, page 276, and placed on premises by deed recorded in Book 2297, page 347, R.O.D.C. Tennessee.

Easement set out in contract recorded in Book 1141, Page 378, R.O.D. C. Tennessee.

~~Unimproved~~ ( )
This is improved ( ) property, known as 4029 Crestridge Drive (House Number) (Street) Nashville P. O. Address: Tennessee (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph Dotson and wife, Mary Estelle Dotson, their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph Dotson and wife, Mary Estelle Dotson *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 as aforesaid and taxes for 1964.

And we, John F. Estes and wife, Loretta Westmoreland 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* Joseph Dotson and wife, Mary Estelle Dotson, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 9th *day of* July, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John F. Estes

Loretta Westmoreland Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], *a Notary Public in and for said County and State, the within named* John F. Estes and wife, Loretta Westmoreland Estes

the 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, *Tennessee, this* 10 *day of* July, 19 64

[signature], *Notary Public.*

Commission Expires July 22 1967

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the 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....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....