Mr. & Mrs. John F. Estes
Villa Crest Drive
Nashville, Tenn.

$65.00

BOOK 3843 PAGE 629

Oak Hill Parcel No. 12000

WARRANTY DEED

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

cash in hand paid by John Frank Estes and wife, Loretta W. Estes, 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* John Frank Estes and wife, Loretta W. Estes, 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. 12 on the Plan of Villa Estates, as of record in Book 3600, Page 66, Register's Office for said County.

Beginning at a point in the westerly margin of Villa Crest Drive between Lots Nos. 11 and 12, running westerly 342.94 feet to a point; thence southerly along a broken line measuring 176.19 feet; thence easterly 331.05 feet to the westerly margin of Villa Crest Drive; thence northerly along the westerly margin of Villa Crest Drive 175 feet to the point of beginning.

Being part of the real property conveyed to Estes-Taylor Company, a Tennessee corporation, by deed from Everett Beasley and wife, recorded in Book 3704, Page 639, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easement and setback line and conditions of owners certificate shown on plan of record in Book 3600, page 66, R.O.D.C. Tennessee; and
Restrictive covenants contained in instrument recorded in Book 3829, page 772, R.O.D.C. Tennessee.

This is unimproved property

Send tax statements to John Frank Estes
1116 Caruthers Avenue
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 John Frank Estes and wife, Loretta W. Estes, their *heirs and assigns, forever.*

And Grantor does *do covenant with the said* John Frank Estes and wife, Loretta W. Estes, *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* John Frank Estes and wife, Loretta W. Estes, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* its *hand this* 6th *day of* December, *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.*

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.....

.....

.....

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....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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, Mrs. Arnold, *a Notary Public of the State and County aforesaid, personally appeared* J. Frank Estes, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Estes-Taylor Company, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee,
this 16th *day of* December, *19* 64.

Mrs. Jean Arnold
Notary Public

Commission Expires My Commission Expires Feb. 9, 1965

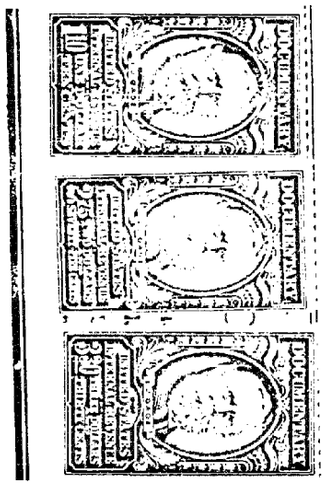
NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE TAX $ 9.75
PROBATE .50
TOTAL $ 10.25

DEC 17 1964

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

PAID DEC 17 1964
CT



62420

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Dec 17 3 50 PM '64
NOTED [illegible] 110 PAGE 594
RECORDING FEE $ 2.00
DEP. REG. X

WARRANTY DEED

FROM

Estes-Taylor Company

TO

John Frank Estes, Et Ux