WARRANTY DEED

BOOK 3852 PAGE 37

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde C. Kelly (NAME)	~~Estes-Taylor Company~~ Clyde C. Kelly (NAME)	F. H. 12220
1905 Cromwell Drive (STREET ADDRESS OR ROUTE NUMBER)	~~310 Union Street,~~ 1905 Cromwell Drive (STREET ADDRESS)	MAP 158-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR 4
		CW

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

cash in hand paid by Clyde C. Kelly and wife, Mary C. Kelly, 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~~ convey unto the said* Clyde C. Kelly and wife, Mary C. Kelly

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. 112 on the Plan of Hillsboro Park, Section III, as of record in Book 2663, page 94, Register's Office for said County.

Said lot fronts 224 feet on the westerly side of Cromwell Drive and runs back 480 feet on the northerly line and 469.4 feet on the southerly line to a dead line in the rear on which it measures 143.5 feet.

Being the same property conveyed to Estes-Taylor Company, by deed from Hillsboro Park, Inc., as of record in Book 3826, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Restrictions recorded in Book 2435, page 237, amended by instrument recorded in Book 2603, page 440 and made applicable to Section III Hillsboro Park by instrument recorded in Book 2855, page 475, Register's Office for Davidson County, Tennessee.

Hillsboro Park, Inc., joins in this conveyance for the sole purpose of giving its consent hereto.

~~unimproved~~ This is improved (XX) property, known as 1905 Cromwell 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 Clyde C. Kelly and wife, Mary C. Kelly *their heirs and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Clyde C. Kelly and wife, Mary C. Kelly *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* Clyde C. Kelly and wife, Mary C. Kelly, *their heirs and assigns against the lawful claims of all persons whomsoever. Witness* its *hand this* 11th *day of* January, 19 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:

Margie L. Taylor

ESTES-TAYLOR COMPANY

By E. Frank Tate
President.

HILLSBORO PARK, INC.

By [illegible]
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared F. N. McNeill, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Hillsboro Park, Inc., 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 him self as President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of January, 19 65

[illegible]
Notary Public

MARY E. HILL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires Dec 31, 1965

REGISTER'S MEMO
[illegible] of Writing, Typing or Printing in Text
[illegible]

Witness my hand and official seal at [illegible], this [illegible] day of [illegible], 19[illegible].

[illegible], Notary Public.

Commission Expires [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], 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 him self as President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee, this [illegible] day of January, 19 65

[illegible]
Notary Public

Commission Expires [illegible] Feb. 6, 1965

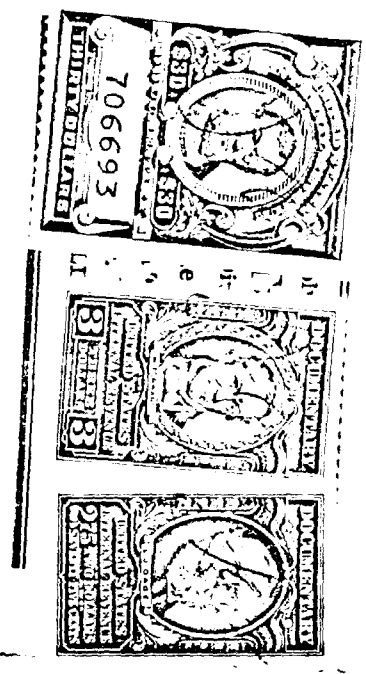
NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE TAX $ 48.75
PROBATE .50
TOTAL $ 49.25

JAN 1 0 1965

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

PAID JAN 18 1965
C7



65577

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 18 2 29 PM '65

RECORDING FEE $ 1.10
DEP. REG.

GUARANTY MORTGAGE CO. OF NASHVILLE

WARRANTY DEED

FROM

Estes-Taylor Company

TO

Clyde C. Kelly, Et Ux