WARRANTY DEED BOOK 3877 PAGE 435

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John W. Williamson (NAME)	Kimbrough-Kavanaugh and Associates (NAME)	8D-63765
165 Haverford Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ---------- ---------- ($10.00) ----------*DOLLARS*

cash in hand paid by John W. Williamson and wife, Margaret M. Williamson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, T. William Estes, Jr. and wife, Allister McDougall Estes,

have bargained and sold, and by these presents do transfer and convey unto the said John W. Williamson and wife, Margaret M. Williamson, 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. 21 on the Map of West Meade Farms, Section III, of record in book 1835, page 4, Register's Office for said County, described as follows:
Beginning at a point in the northeasterly margin of Keyway Drive, the common corner of lots Nos. 21 and 48; thence with the margin of said Drive, northwesterly 212.2 feet to the beginning of a curve; thence around said curve, northerly 43.5 feet to a point in the southerly margin of Haverford Drive; thence with the margin of said Drive, easterly along a slight curve 251.3 feet to a point, the common corner of lots 21 and 22; thence with the line between said lots, southerly 164.8 feet to the corner of lot 48; thence with the line between lots 21 and 48, southwesterly 138 feet to the point of beginning.
Being the same real property conveyed to T. William Estes, Jr. and wife, Allister McDougall Estes, by deed from Henry W. Rodebaugh and wife, of record in book 2803, page 617, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities, 40-foot building setback line from Haverford Drive and from Keyway Drive and conditions of owners certificate, as shown on plan of record in book 1835, page 4, and to restrictive covenants contained in an instrument of record in book 1851, page 258, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 165 Haverford Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (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 John W. Williamson and wife, Margaret M. Williamson, their *heirs and assigns, forever.*

And we *do covenant with the said* John W. Williamson and wife, Margaret M. Williamson *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.*

And we, T. William Estes, Jr. and wife, Allister McDougall 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* John W. Williamson and wife, Margaret M. Williamson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 6th *day of* April, *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*

T. William Estes, Jr.

Allister McDougall Estes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State T. William Estes, Jr. and wife, Allister McDougall Estes,

the within named bargainorS , 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 6th day of April 19 65.

Notary Public

Commission expires MAY 22, 1965

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.....

WARRANTY DEED

FROM

T. William Estes, Jr., et ux

TO

John W. Williamson, et ux

KIMBROUGH-KAVANAUGH AND ASSOCIATES

75439

FELIX Z. [illegible] REGISTER

STATE TAX $ 2.63
PROBATE .50
TOTAL $ 3.13

AUG 6 1965

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

PAID APR 6 1965

Compliments of
City Title Co
A Division of
City Title Insuranc
American Trust Build
ASHVILLE, TENNES