Prepared by: Henry Goodpasture, Attorney
American Trust Building
Nashville, Tennessee

WARRANTY DEED

BOOK 3935 PAGE 918

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. McClendon (NAME)	Guaranty Mortgage Company, (NAME)	O.H. 11768
5021 Villa Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union St., (STREET ADDRESS)	Map 145-8
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, 3, Tenn. (CITY) (ZONE) (STATE)	Par. 26

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

cash in hand paid by John D. McClendon and wife, Margaret J. McClendon, 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 D. McClendon and wife, Margaret J. McClendon, 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. 6 on the Plan of Villa Estates, as of record in Book 3600, Page 66, Register's Office for said County.

Said Lot No. 6 fronts 110 feet on the northerly side of Villa Crest Drive and extends back 446.71 feet on the westerly line and 489.29 feet on the easterly line to a dead line, which is a broken line, measuring 333.84 feet thereon.

Being part of the real property conveyed to Estes-Taylor Company, a Tennessee corporation, by deed from Everett Beasley and wife, of record 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 as shown on plan of record in Book 3600, page 66, R.O.D.C. Tenn.;
Restrictive covenants contained in instrument recorded in Book 3829, page 772, R.O.D.C. Tennessee.

[redacted]

This is ~~Homestead~~ Approved property, known as 5021 Villa Crest Drive, Nashville, Tenn.
(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 D. McClendon and wife, Margaret J. McClendon, their *heirs and assigns, forever.*

And Grantor does *do covenant with the said* John D. McClendon and wife, Margaret J. McClendon *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 *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 D. McClendon and wife, Margaret J. McClendon, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 14th *day of* ~~April~~ Sept., *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:

Jean Arnold
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, Jean 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 him self as President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of September, 19 65

Mrs Jean Arnold
Notary Public

Commission Expires May 9, 1969

NOTARY PUBLIC · JEAN ARNOLD · DAVIDSON COUNTY, TENN. · U.S.A.

GUARANTY MORTGAGE CO. OF NASHVILLE

WARRANTY DEED

FROM

ESTES-TAYLOR COMPANY

TO

JOHN D. McCLENDON, ET UX

STATE TAX $ 7287
PROBATE .50
TOTAL $ 73.37

SEP 16 1965

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

PAID SEP 16 1965

CT

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 16 11 57 AM '65

97888

NOTED BOOK 1128 PAGE 461
RECORDING FEE $ 3.50
DEP. REG.



$48.583

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