WARRANTY DEED

BOOK 4098 PAGE 677

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Forrester (NAME:)	Frank + Mid South Mtg (NAME:)	15D-26825
3603 Brush Hill Road (STREET ADDRESS OR ROUTE NUMBER)	410 Union St (STREET ADDRESS)	Map. 62-13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville (CITY) (ZONE) (STATE)	Par. 9 PW

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

cash in hand paid by John J. Forrester and wife, Anna M. Forrester, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

have bargained and sold, and by these presents do transfer and convey unto the said John J. Forrester and wife, Anna M. Forrester, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being part of Lot No. 31 on the Map of Riverwood Subdivision, of record in Book 547, page 62, Register's Office for said County, and being Lot No. 1 on the Map of L. A. Warren's Resubdivision of part of Lot No. 31, Riverwood Subdivision, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, November 8, 1938, as follows:

Beginning at a point in the westerly margin of Brush Hill Road, the southeast corner of that part of Lot No. 31, designated as Lot No. 2 in Warren's Re-subdivision, conveyed to C. R. Galloway by deed of record in Book 1109, page 439, said Register's Office; thence with Galloway's southerly line, south 78° 30' west 175 feet to a point, Galloway's southwest corner, the common corner of Lots Nos. 1, 2 and 4 of Warren's Re-subdivision; thence south 49° east with the easterly line of Lot No. 4, 90 feet to a point, the common corner of Lots Nos. 1, 4 and 5 of Warren's Re-subdivision; thence south 87° 30' east with the northerly line of Lot No. 5 of the Warren's Re-subdivision, 120 feet to a point in the westerly margin of Brush Hill Road, the common corner of Lots Nos. 1 and 5 of Warren's Re-subdivision; thence northerly with the westerly margin of Brush Hill Road, 100 feet to the point of beginning.

Being the same real property conveyed to Estes-Taylor Company by deed from Frank R. Benvegna and wife, of record in Book 4074, Page 856, Register's Office for Davidson County, Tennessee.

This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
American Trust Building, Nashville, Tennessee

unimproved ( )
This is improved (X) property, known as 3603 Brush Hill Road, 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 J Forrester and wife, Anna M. Forrester, their *heirs and assigns, forever.*

And Grantor does *also covenant with the said* John J. Forrester and wife, Anna M. Forrester *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.* except taxes for 1966

And Estes-Taylor Company, a corporation, does ~~do~~ *further covenant and bind* itself, its successors ~~XXXX~~ *heirs and representatives, to warrant and forever defend the title to the said land to the said* John J. Forrester and wife, Anna M. Forrester, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 25th *day of* January, *19* 67, *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, [signature] *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* 25 *day of* January *, 19* 67

[signature]
Notary Public

Commission Expires July 22 1967

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

[redacted]

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STATE TAX $ 26.36
PROBATE .50
TOTAL $ 26.86

FEB 1 1967

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

PAID FEB 1 1967

File: First & Mid-South Mtg. Co.
17525

WARRANTY DEED

FROM

Estes-Taylor Company

59207

John J. Forrester, et ux

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 1 2 25 PM '67

NOTED: BOOK 115 PAGE 678
RECORDING FEE $ 2.00
DEP. REG. 1.



3603 Brook Hollow