$24,500

$24.95 (Stamped)

WARRANTY DEED

BOOK 4137 PAGE 751

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. B. Swift (NAME)	(SAME) (NAME)	Map 145
1532 Dresden Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt. Pc. 23
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Map 145-7 Pc. 20 PW

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

---------- *DOLLARS*

cash in hand paid by C. B. Swift, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY a Tennessee corporation, has

Return: Estes-Taylor Co. 2407 Granny White Pike Nashville, Tenn. 37204

---------- *xkxxx bargained and sold, and by these presents do transfer and convey unto the said* C. B. Swift, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

X Tract No. 1: Being Lot No. 19 on the Plan of Hillmont Estates, Section 1, as of record in Book 3700, page 100, Register's Office for said County.

Said Lot No. 19 fronts 92.5 feet on the southerly side of Dresden Circle and extends back 247 feet on the westerly line and 228.9 feet on the easterly line, to a dead line, which is a broken line measuring 525.9 feet thereon.

X Tract No. II: Land in the 7th Civil District of Davidson County, Tennessee in the City of Forest Hills, being Lot No. 34 on the Plan of Hillmont Estates, Section 2, not of record, and described as follows:

Beginning at a point in the westerly margin of a 30-foot roadway and public utility easement, said point being a common corner of Lof Nos. 28, 29 and 34 on the above referred to plan; thence north 60° 33' east 106.1 feet crossing said easement and with a common line to said lot No. 28 to a point in the westerly boundary of Hillmont Estates, Section 1, as of record in Plat Book 3700, page 100, Register's Office for said County; thence southerly with said boundary of Hillmont Estates Section 1, as follows: south 60° 31' east 165.0 feet to a point; south 33° 47' east 250.9 feet to a point; south 54° 16' west 145.0 feet to a point in the north line of Stephen Sisney; thence north 56° 22' west 200.0 feet to a point, a corner to said Sisney and Lot No. 33; thence north 77° 49' east 68.6 feet with the northerly line of Lot No. 33 to a point in the westerly margin of said 30-foot easement, said point being in the easterly line of Lot No. 29; thence north 7° 02' west 198.5 feet to the point of beginning, containing 1.79 acres, more or less.

Being part of the real property conveyed to Estes-Taylor Company, a Tennessee corporation, by deed from Paul D. Robinson and wife, of record in Book 3992, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Easements and other data on the unrecorded plan of Hillmont Estates, Section 2.
Easement and setback line and conditions of owners certificate shown on Plan of record in Book 3700, page 100, R.O.D.C. Tennessee;
Restrictive covenants contained in instrument recorded in Book 4074, page 626, Register's Office for Davidson County, Tennessee, applying to Lot No. 19, Hillmont Estates, Section 1.

By accepting this deed Grantee covenants to pay, for each lot described herein and hereby conveyed, one-ninth of maintenance and upkeep of the roadway and public utilities easement and all parts thereof shown on the unrecorded Plan of Hillmont Estates, Section 2, prepared by Barge, Waggoner and Sumner, Surveyors, about February 1, 1967. This covenant shall run with the land, and to secure the performance thereof a lien is retained in favor of Grantor and its assigns.

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

This is unimproved (X) improved ( ) property, known as ____ (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 C. B. Swift, his ____ *heirs and assigns, forever.*

And Grantor does *do covenant with the said* C. B. Swift ____ *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 1967 which have been prorated and assumed by Grantee.

And Estes-Taylor Company, a corporation, does *do further covenant and bind* itself, its successors ~~and assigns~~ *and representatives, to warrant and forever defend the title to the said land to the said* C. B. Swift ____ his ____ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand* this 11 *day of* April 11, 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:
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, ..., 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 21 day of April, 19 67.

.....
Notary Public

Commission Expires June 22, 1969

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE TAX $ 36.75
PROBATE .50
TOTAL $ 37.25

JUN 5 1967

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

PAID JUN 5 1967

74176

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 5 10 34 AM '67

NOTED: BOOK 116 PAGE 529
RECORDING FEE $ 2.00
DEP. REG. _____

TO
C. B. Swift

FROM
Estes-Taylor Company

WARRANTY DEED

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