104274 600 11027

WARRANTY DEED

BOOK 4333 PAGE 124

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxine Ledgerwood	Same	14406
(NAME:)	(NAME:)	
Cromwell Drive		Forest Hills
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Maxine Ledgerwood, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

This deed prepared by:
Goodpasture, Carpenter, Woods & Courtney
American Trust Bldg.
Nashville, Tenn.

have bargained and sold, and by these presents do transfer and convey unto the said Maxine Ledgerwood, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 105 on the Plan of Hillsboro Park, Section 3, as of record in Book 2663, page 94, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Cromwell Drive, at the common corner of Lots Nos. 105 and 106 of said plan; thence with line between said Lots 105 and 106 eastwardly 467.5 feet to a point; thence N. 11° 28' W. 32.0 feet; thence N. 22° 42' E. 91.1 feet; thence N. 62° 17' W. 476.3 feet to the southeasterly margin of Pinehurst Drive; Thence with same southwestwardly 246.4 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwardly 35.7 feet to the easterly margin of said Cromwell Drive; thence with same southwardly 176.3 feet to the beginning.

Being part of the real property conveyed to Estes-Taylor Company by deed from Hillsboro Park, Inc., of record in Book 4174, page 940, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement of record in Book 2276, page 402, Register's Office for Davidson County, Tennessee;
Easements and conditions of owners certificate shown on plan of record in Book 2663, page 94, Register's Office for Davidson County, Tennessee;
and,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,922.00

Subscribed and sworn to before me, this the 16th day of July 1968

J. Frank Estes
Affiant

My commission expires: Aug. 1 1971 (Affix Seal)

Notary Public

Restrictive covenants contained in instrument recorded in Book 2435, page 237, as amended by instruments of record in Book 2603, page 440, and Book 4207, page 397, and placed on premises by instrument of record in Book 2855, page 475, Register's Office for Davidson County, Tennessee.

G. F. Cole, Jr., member of committee, joins in this instrument in order to consent hereto pursuant to terms and conditions contained in instrument of record in Book 4207, page 397, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as ..... Cromwell Drive (House Number) (Street) Nashville, Tenn. 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 Maxine Ledgerwood, her ..... *heirs and assigns, forever.*

And Grantor does *do covenant with the said* Maxine Ledgerwood ..... *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 1968.

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

Witness its *hand this* 17th *day of* July, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:

Joan Arnold
Secretary

ESTES-TAYLOR COMPANY

By J. Frank Estes
President

x G. F. Cole
G. F. Cole, Jr.
Member of Committee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4333 PAGE 126

Personally appeared before me, Charlene Bradley, a Notary Public in and for said County and State, the within named G. F. Cole, Jr. member of committee,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 19 68.

Charlene Bradley, Notary Public.

Commission Expires 10/20/70.

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, [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 17 day of July, 1968.

[illegible]
Notary Public

Commission Expires Aug 1 1971.

MAY 15 69	CONV	39,922.00				
MAY 15 69	S'TAX		A*	103.74		
MAY 15 69	PR'FEE		A*	.50		
MAY 15 69	W'DEED		A*	6.00	*	110.24

WARRANTY DEED

FROM

Estes-Taylor Company

TO

Maxine Ledgerwood

Returned to:
Estes-Taylor Co.
2401 Belmont Blvd.
Nashville, Tenn.

A 4 0 6 1 3

IDENTIF. REFERENCE

MAY 15 9 17 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE