This instrument prepared by:
Henry Goodpasture, Atty.
American Trust Bldg.
Nashville, Tenn.

4534

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Kopp (NAME)	Same (NAME)	FH-23300
Saxon Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn, 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ELEVEN THOUSAND FIVE HUNDRED & NO/100--
----------($11,500.00) ---------- *DOLLARS*

cash in hand paid by John B. Kopp and wife, LaNelle R. Kopp, the receipt of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

1/26/70	CONV	11,500.00			
1/26/70	S'TAX		B*	29.90	
1/26/70	PR'FEE		B*	.50	
1/26/70	W'DEED		B*	6.00	* 36.40

have bargained and sold, and by these presents do transfer and convey unto the said John B. Kopp and wife, LaNelle R. Kopp 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. 28 on the Plan of Hillmont Estates, Section 2, as of record in Book 3700, page 130, Register's Office for said County.

Said Lot No. 28 fronts 130.3 feet on the easterly side of Saxon Drive and extends back 407.4 feet on the northerly line and 428.4 feet on the southerly line which is a broken line to a dead line which is a broken line, measuring 222.5 feet thereon.

Being part of the property conveyed to Estes-Taylor Company 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, setback line and conditions of owners certificate as shown on plan of record in Book 3700, page 130, R. O. D. C. Tennessee;
Restrictive covenants contained in an instrument of record in Book 4145, page 8, Register's Office for Davidson County, Tennessee.

By accepting this deed Grantees covenant 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 plan of Hillmont Estates, Section 2, recorded in Book 3700, page 129, Register's Office for Davidson County, Tennessee. This covenant shall run with the land, and to secure the performance thereof a lien is retained in favor of Grantor and its assigns.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the ____ day of January 19 70

J. Trent Cate
Affiant

My commission expires: _____ (Affix Seal)

Notary Public

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unimproved (X)
This is 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 John B. Kopp and wife, LaNelle R. Kopp *their heirs and assigns, forever.*

And Grantor does *covenant with the said* John B. Kopp and wife, LaNelle R. Kopp *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 xxx *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 B. Kopp and wife, LaNelle R. Kopp, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 16th *day of* January, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ESTES-TAYLOR COMPANY

By J. Frank Estes
President

Attest:

Secretary

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* himself *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* day *of* January *, 19* 70.

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Estes-Taylor Company

TO

John B. Kopp, Et Ux

Return:
Est. Taylor Co
2401 Kimmy White
Nashville Tenn
37203

A 66779

IDENTIF. REFERENCE

JAN 28 8 38 AM '70

FELIX Z. WHITWORTH REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE