33

This Instrument Was Prepared By Dewey Ledbetter Jr.
Of The Law Firm Pe[illegible] & Saindon
Stahlman Building: Nashville, Tennessee

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William J. Dickson, et ux		FH-450
(NAME)	(NAME)	
Saxon Drive	Same	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 1471 PAGE 177
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars;*

cash in hand paid by William J. Dickson and wife, Mary C. Dickson and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Estes-Taylor Company, a corporation

has bargained and sold, and does hereby transfer and convey unto the said

William J. Dickson and wife, Mary C. Dickson, their

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:,* Being lot No. 3 on the plan of Hillmont Estates, Section One, as of record in book 3700, page 100, Register's Office for said County.
Said lot No. 3 fronts 320 feet on the westerly side of Granny White Pike and extends back 450 feet on the northerly line and 474.1 feet on the southerly line to a dead line measuring 81.1 feet thereon.
Being part of the property conveyed to Estes-Taylor Company, a corporation, by deed from Paul D. Robinson and wife,of record in book 3992, page 144, said Register's Office.

This conveyance is made subject to a written agreement between William J. Dickson, his heirs and assigns, and Estes-Taylor Company, dated December 8, 1970, concerning driveway and public utilities easement 40 feet wide extending between the north property line and the south property line of lot described herein.
Accepting this deed, Grantees covenant to pay one-fifth of the maintenance and upkeep of said driveway and easement and all parts thereof.
This covenant runs with the land and to secure the performance thereof, a lien is retained in favor of Grantors and/or 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 30th day of December 19 70

Affiant J. Frank Estes

My commission expires: May 8 1973 (Affix Seal)

Notary Public Miss Jean Arnold

unimproved (X)
This is improved ( ) property, known as ..... Saxon Dr. Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William J. Dickson and wife, Mary C. Dickson, their

(successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

William J. Dickson and wife, Mary C. Dickson, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 30th *day of* December, *19* 70, *the corporate party, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jean Arnold, a Notary Public of the State and County aforesaid, personally appeared Frank Estes, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the Estes-Taylor Company, a corporation the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of December, 19 70.

Mrs. Jean Arnold Notary Public

Commission expires May 8, 1973

JAN-71	CONV	11,500.00				
JAN-71	S'TAX		A*	29.90		
JAN-71	PR'FEE		A*	.50		
JAN-71	W'DEED		A*	3.00	*	33.40

WARRANTY DEED

FROM Estes-Taylor Company

TO William J. Dickson, et ux

Return to: Estes-Taylor Co. 2407 Hillsboro Nashville TN 37204

B 00782

IDENTIF. REFERENCE

JAN 4 8 34 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE