This deed prepared by:
Goodpasture, Carpenter,
Woods & Sasser, Attys.

3180

WARRANTY DEED BOOK 4534 PAGE 637

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. O'Neill	Same	FH-13248
(NAME)	(NAME)	
1718 Kingsbury Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(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 James A. O'Neill and wife, Susan O'Neill, and other good and valuable consideration, the receipt of all of which is hereby acknowledged;

ESTES-TAYLOR COMPANY, a Tennessee corporation, has

have this day bargained and sold, and do hereby transfer and convey unto the said James A. O'Neill and wife, Susan O'Neill their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 531 on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, pages 19 and 20, Register's Office for said County.
Said Lot No. 531 fronts 215 feet on the Easterly side of Kingsbury Drive and extends back 504.5 feet on the southerly line and 415 feet on the northerly line to a dead line measuring 222.5 feet thereon.
Being part of the same 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, setback line and conditions of owners certificate as shown on plan of record in Book 4175, page 20, R.O.D.C. Tenn., and
Restrictive covenants contained in instrument of record in Book 2435, page 237, and placed on premises by instrument of record in Book 4242, page 811 R.O.D.C. Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 10,500.00
Subscribed and sworn to before me, this the 1st day of September 1971
My commission expires: 2-5-72 (Affix Seal)
Affiant J. Frank Estes
Notary Public Velma P. Littlejohn

This is unimproved (X) improved ( ) property, known as 1718 Kingsbury Drive (House Number) (Street) Nashville, TN 37215 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 James A. O'Neill and wife, Susan O'Neill their *(successors),* Grantor *heirs and assigns forever. covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* s itself, its successors ~~XXXXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* James A. O'Neill and wife, Susan O'Neill their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 1st *day of* September, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*
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, R.O.D.C. Tennessee.

Attest: Jean Arnold, Secretary

ESTES-TAYLOR COMPANY
By J. Frank Estes, President
Vernon M. Williams
~~G. F. Cole, Jr.~~, Member of Committee
V. M. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4534 PAGE 638

Personally appeared before me, Jean Arnold, *a Notary Public in and for said County and State,* ~~Vernon Williams~~ Member of Committee,

the within named 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* 1st *day of* September, *19* 71

Mrs. Jean Arnold *Notary Public*

Commission expires May 8 1973

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Velma P. Littlejohn, *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* himself *as* President, the corporation having no corporate seal.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 1st *day of* Sept., *19* 71.

Velma P. Littlejohn *Notary Public*

Commission expires 2-5-72

NOTARY PUBLIC 3 DAVIDSON COUNTY

WARRANTY DEED

FROM
Estes-Taylor Company
TO
James A. O'Neill Et Ux

B 2951 0

IDENTIF. REFERENCE

SEP 7 9 27 AM '71
DAVIDSON COUNTY, TENN.

Return to
Estes-Taylor Co.
2407 Sidco Drive
Nashville

SEP-71	CONV	10,500.00			
SEP-71	S'TAX		A*	27.30	
SEP-71	PR'FEE		A*	.50	
SEP-71	W'DEED		A*	4.00	* 31.80

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NASHVILLE, TENNESSEE