96706

WARRANTY DEED

For and in consideration of the sum of

Five ($5.00) and no/100 - DOLLARS

cash in hand paid by Robert G. N. Adams and Delbert D. Adams, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged.

We, James E. Neal and wife, Margaret R. Neal have bargained and sold, and by these presents do transfer and convey unto the said Robert G. N. Adams and Delbert D. Adams, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lots Nos. 5 and 6 of block 4 on the plan of Dabbs and Elliott's Subdivision No. 1 Old Hickory, Tennessee, as of record in book 547, page 97, Register's Office for said County.
Said lots Nos. 5 and 6 front together 100 feet on the southwesterly side of Elliott Avenue and run back between parallel lines, with the northwesterly margin of 28th Street, 100 feet to a dead line.
Being the same property conveyed to James E. Neal by two deeds, one from Life & Casualty Insurance Company of Tennessee, Inc., of record in book 967, page 102, and the other from Dan Ward and wife, of record in book 936, page 283, said Register's Office.

This conveyance is made subject to easement for a sewer as set out in book 967, page 102 and easement for a sewer as set out in book 736, page 248, said Register's Office.

Taxes for 1948, pro-rated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert G. N. Adams and Delbert D. Adams, their heirs and assigns, forever.

And we do covenant with the said Robert G. N. Adams and Delbert D. Adams that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert G. N. Adams and Delbert D. Adams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of June 19 48.

James E. Neal

Margaret R. Neal

STATE OF TENNESSEE
Davidson County

Before me, E B Walton, a Notary Public in and for the State and County aforesaid, personally appeared the within named James E. Neal and wife, Margaret R. Neal with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of June 19 48.

My Commission expires April 5 1949

E B Walton
Notary Public