K 2295

FOR AND IN CONSIDERATION OF THE SUM OF ONE ($1.00) DOLLAR and the love and affection which I have toward my wife (the grantee), and SUBJECT to encumbrance to Hale Lee Rogers, Trustee, dated May 7,1949, of record in Book 1785, page 533, Register's Office Davidson County, Tennessee, securing notes originally for the principal sum of $4,000.00 due and payable ten (10) years after said date, without interest, I, WILLIAM M. ADKINS, have bargained and sold, and by these presents do transfer and convey unto the said SYBIL ROGERS ADKINS, my wife, her heirs and assigns, all my right, title and interest, legal and equitable, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

"Being lot No. 348 on the Final Plan of Joywood Heights, Section 2-A- recorded in Plan Book 1424, page 29, Register's Office for said County.

Said lot No. 348 fronts sixty (60) feet on the south side of Flamingo Drive and runs back between lines, 143.6 feet on westerly line and 143.5 feet on the easterly line, to a dead line on which it measures sixty (60) feet.

Being same property conveyed to William M. Adkins and wife, Sybil Rogers Adkins, by deed from Allen Dobson and wife, Martha Ballard Dobson, dated June 7,1947, of record in book 1510, page 397, said Register's Office.

SUBJECT to easement for public utilities and Restrictive covenants contained in and instrument of record in book 1373, page 98, said Register's Office.

SITUATED thereon is a dwelling, known as City No. 2509 Flamingo Drive, suburbs of Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SYBIL ROGERS ADKINS, her heirs and assigns, forever.

And I do covenant with the said Sybil Rogers Adkins that I am lawfull seised and possessed of said undivided interest in fee simple; have a good right to convey it, and the same is unencumbered, EXCEPT as hereinabove stated.

And I, William M. Adkins do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said undivided interest to the said land to the said Sybil Rogers Adkins, her heirs and assigns against the lawful claims of all persons, whomsoever. Witness my hand this August 20, 1954.

William M. Adkins

STATE OF TENNESSEE, DAVIDSON COUNTY:

Personally appeared before me, W. Rufus Pardue, a Notary Public in and for said County and State, the within named WILLIAM M. ADKINS, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument

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