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WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- **DOLLARS**

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, Clarence C. Adams and wife, Irene H. Adams,

have bargained and sold, and by these presents do transfer and convey unto the said Rubin Ruskin and wife, Sylvia S. Ruskin, 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. 10 on the plan of Lindawood Gardens, of record in Book 2175, page 6, Register's Office for said County, and described as follows:
Beginning at a point in the southerly margin of Trimble Road at the corner of Lots 9 and 10; thence with the line between said lots southerly 214 feet to a point; thence northeasterly 14.7 feet to a point; thence southeasterly 144.4 feet to the westerly margin of Lindawood Drive; thence with the margin of the same, as follows: northerly around a curve 245 feet to a point; northerly 15.7 feet to a point, northerly 73.1 feet to a point, northerly 152.6 feet to a point at the beginning of a curve; thence around said curve northwesterly 34.1 feet to the southerly margin of Trimble Road; thence with the margin of the same, westerly 1[illegible] feet to the point of beginning.
Being part of the property conveyed to Clarence C. Adams and wife, Irene H. Adams, by warranty deed from Anne C. Dudley, a widow, of record in Book [illegible], page [illegible], Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book [illegible], page [illegible], and in Book [illegible], page [illegible], Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rubin Ruskin and wife, Sylvia S. Ruskin,

heirs and assigns, forever.

And we **do covenant with the said** Rubin Ruskin and wife, Sylvia S. Ruskin

that we **lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered,** unless by [illegible] herein, which the grantees herein assume the payment of.
And we, Clarence C. Adams and wife, Irene H. Adams

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** Rubin Ruskin and wife, Sylvia S. Ruskin, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 7th day of June, 19[illegible].

Clarence C. Adams

Irene H. Adams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William C. Barnett, a Notary Public in and for said County and State, the within named Clarence C. Adams and wife, Irene H. Adams

the bargainor, 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 Nashville, Tennessee, this 8 day of June, 19[illegible].

Commission expires My Commission Expires Oct. 9, 1955

William C. Barnett
Notary Public

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