BK 2438

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- $10.00 ---------- DOLLARS Cash in hand paid 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 T. J. Broderick and wife, Margaret M. Broderick their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Larkway Gardens, of record in Book 2133, page 6, Register's Office for said County.

Said Lot No. 4 fronts 120 feet on the south side of Trimble Road, and runs back between lines, 334.5 feet on the east line, and 334.4 feet on the west line, to a line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Clarence C. Adams and wife, by deed from Anne D. Dudley, of record in Book 2046, page 410, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 2105, page 592, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 6, said Register's Office, which shows a 10 foot public utilities easement along the rear line, and a 90 foot building setback line from Trimble Road.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. J. Broderick and wife, Margaret M. Broderick their heirs and assigns, forever.

And we do covenant with the said T. J. Broderick and wife, Margaret M. Broderick that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, except 1955 taxes which have been prorated and are hereby assumed by the purchasers.

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 T. J. Broderick and wife, Margaret M. Broderick their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of June, 19 55

Clarence C. Adams

Irene H. Adams

STATE OF TENNESSEE
Davidson County

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

the bargainor s 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 23 day of June, 19 55

My Commission Expires April 16, 1956

Qualified in Davidson County

Notary Public

Recorded in Book 2438, Page 15

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