WARRANTY DEED

For and in consideration of the sum of Ten Thousand Eight Hundred and No/100 ----------

----------$10,800.00 ----------**DOLLARS**

Cash in hand paid by James H. Chapman, Jr. and wife, Marjorie B. Chapman, the receipt of which is hereby acknowledged, we,

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

_____ **have bargained and sold, and by these presents do transfer and convey unto the said**

James H. Chapman, Jr. and wife, Marjorie B. Chapman

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Ten-**
nessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Abbey Hall Subdivision, as of record in Book 2331, page 13, Register's Office for said County.
Said Lot No. 3 fronts 95 feet on the east side of Abbey Drive, and runs back between lines, measuring lot 7 feet on the north line, and 157.6 feet on the south line, to a line in the rear measuring 95.1 feet thereon.
Being part of the same property conveyed to C. C. Adams and wife, Irene H. Adams, by deed from Perrine C. Bailey, Trustee, of record in Book 2307, page 260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1[illegible], page 71, and in Book 2307, page 261, Register's Office for Davidson County, Tennessee, and the line of record in Book [illegible], page 17, said Register's Office, which shows a 40 foot building set back line from Abbey Drive, and a 10 foot public utilities easement on the rear [illegible] of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest
thereto belonging to the said [illegible]
_____ **heirs and assigns, forever.**

And we **do covenant with the said** [illegible]
_____ **that** [illegible] **lawfully seized and possessed of said**
land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, C. C. Adams and wife, Irene H. Adams
do further covenant and bind [illegible] **heirs and representatives, to warrant and forever**
defend the title to the said land to the said [illegible]
_____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** ___ **day of** [illegible] **, 19**[illegible]

C. C. Adams

[illegible]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louis H. Barthauer , **a Notary Public in and for**
said County and State, the within named [illegible]
_____
the bargainors **, with whom I am personally acquainted, and who acknowledged that** [illegible]
executed the within instrument for the purposes therein contained
Witness my hand and official seal at office, this 18th **day of** [illegible] **, 19**[illegible]

Commission expires My Commission Expires JULY 23, 1956

Notary Public

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