BK 2454

PG 213

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, James E. Adams and wife, Mary E. Adams,

have bargained and sold, and by these presents do transfer and convey unto the said E. G. Smith, Jr. and wife, Sylvia Smith, 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. 33 on the Re-location of Lot Lines between Lots 31 & 32 and between lot lines 32 & 33 as shown on the Original Plan of Forest Acres Subdivision, Section Three, of record in Book 1424, page 56, Register's Office for said County, and now is of record in Book 2331, page 33, said Re gister's Office.
Said Lot 33 fronts 172.3 feet on the westerly side of Forest Acres Drive and runs back between lines, 287 feet on the northerly line and 310 feet on the southerly line to a dead line in the rear on which it measures 122 feet.
Being part of the property conveyed to James E. Adams by deed from Dalton G. Wright and wife, of record in Book 2270, page 191, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1540, page 426, and in Book 2270, page 191, said 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 E. G. Smith, Jr. and wife, Sylvia Smith, their heirs and assigns, forever.

And we do covenant with the said E. G. Smith, Jr. and wife, Sylvia Smith 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, except by 1955 S. & C. taxes which the grantees herein assume and agree to pay.

And we, James E. Adams and wife, Mary E. 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 E. G. Smith, Jr. and wife, Sylvia Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of October, 19 55.

James E. Adams

Mary E. Adams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. W. Carney, a Notary Public in and for said County and State, the within named James E. Adams and wife, Mary E. 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 Nashville, Tennessee, this 14 day of October, 19 55

Commission expires February 24, 1957

L. W. Carney
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM JAMES E. ADAMS ETUX

TO E. G. SMITH, JR. ET UX

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75507

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day of OCT A.D. 1955 at 3:30 o'clock P M.
Noted in Book 57 Page 57
Recording Fee $2.00
JAMES P. WILSON Register
By Sue Rice

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Home Office
TITLE INSURANCE CORPORATION
of Richmond, Virginia

Handy Gilchrist Notary Co