K 2481

For and in consideration of the sum of Eleven Thousand Six Hundred Fifty and No/100 - - - - - - - - - - - - - - - - - - $11,650.00 - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Jessie S. Varnell and wife, Alice M. Varnell, 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 Jessie S. Varnell and wife, Alice M. Varnell,

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 Abbay Hall Subdivision, Section I, as of record in Book 2331, page 16, Register's Office for said County.
Said Lot No. 4 fronts 85 feet on the east side of Abbay Drive, and runs back between lines, 165.6 feet on the north line, and 161.7 feet on the south line, to a dead line in the rear measuring 85.1 feet thereon.
Being part of the property conveyed to C. C. Adams and wife, Irene H. Adams, by deed from Ferriss C. Bailey, Trustee, of record in Book 2395, page 269, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants contained in instruments of record in Book 2393, page 627 and Book 2345, page 514, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 18, said Register's Office, shows an Owner's Certificate, a 60 foot building setback line from Abbay Drive, and a 10 foot easement for public utilities on the rear line 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 Jessie S. Varnell and wife, Alice M. Varnell, their heirs and assigns, forever.

And we do covenant with the said Jessie S. Varnell and wife, Alice M. Varnell 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.

And we, C. 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 Jessie S. Varnell and wife, Alice M. Varnell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th. day of October, 19 55

C. C. Adams

Irene H. Adams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named C. C. Adams, and wife, Irene H. Adams

the bargainors, 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 28th. day of October, 19 55

Commission expires May 11, 1959

O. G. Jones, Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 31 day of OCT A.D. 1955 at 12:02 o'clock P.M. and duly recorded in Book 2481 Page 120
Fee $1.00
J. MILTON WILSON, Register
By

WARRANTY DEED

FROM

C. C. Adams and wife,

Irene H. Adams

TO

Jessie S. Varnell and wife,

Alice M. Varnell

GUARANTY MORTGAGE CO. OF NASHVILLE

77098

G 232