K 2539

G-139275

WARRANTY DEED

For and in consideration of the sum of $5.00 -

FIVE AND NO/100 - **DOLLARS**

Cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged,

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

have bargained and sold, and by these presents do transfer and convey unto the said John E. Miller, Sr. and wife, Annice M. Miller,

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. 704 on the plan of Brentwood Hall, Section 7, as of record in book 2330, page 27, Register's Office for said County.
Said lot No. 704 fronts 93 feet on the easterly side of Rochelle Drive and extends back 327 feet on the northerly line and 260.3 feet on the southerly line to a dead line, measuring 155 feet thereon.
Being part of the property conveyed to James E. Adams by deed from Thomas M. Pritchett, et al, dated April 29, 1955, filed May 3, 1955, and recorded in book 2397, page 428, said Register's Office.
This conveyance is made subject to restrictive covenants of record in Book 1788, page 143; Book 2198, page 3; and in Book 2396, page 523, said Register's Office, and in Book 2397, page 133, said Register's Office and the plan of record in Book 2330, page 27, shows a 10-foot easement for public utility purposes along rear line of premises, anchor easement in northwest corner, 65-foot building set-back line from Rochelle Drive, and conditions of owner's certificate.
Taxes for 1956 have been pro-rated and are assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Miller, Sr., and wife, Annice M. Miller,

their **heirs and assigns, forever.**

And We **do covenant with the said** John E. Miller, Sr., and wife, Annice M. Miller **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, James E. Adams and wife, Mary L. 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** John E. Miller, Sr., and wife, Annice M. Miller, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 17th day of May, 1956

James E. Adams

Mary L. Adams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, N. Ed Ellerbe, a Notary Public in and for said County and State, the within named James E. Adams and wife, Mary L. 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 office, this 17th day of May, 1956

Commission expires 7-22-58

N. Ed Ellerbe
Notary Public

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