WARRANTY DEED

For and in consideration of the sum of Twenty Four Thousand Seven Hundred and no/100 -------

----------$24,700.00 ----------**DOLLARS**

Cash in hand paid by Clyde Donald Lunn and wife, Anne H. Lunn, 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 Clyde Donald Lunn and wife, Anne H. Lunn

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, in Section VI, Harpeth Acres Subdivision as of record in Book 2331, page 85, Register's Office for said County.
Said Lot No. 4 fronts 157.81 feet on the south side of Tyne Boulevard, and runs back between lines, 447.4 feet on the east side and 381.5 feet on the west side to a dead line in the rear, measuring 91.3 feet thereon.
Being the same property conveyed to James E. Adams by deed from American Homes, Inc., a Tennessee Corporation, of record in Book 2304, page 77, Register's Office for Davidson County, Tennessee

This conveyance is made subject to Restrictions of record in Book 2303, page 107, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 85, said Register's Office, shows an owner's certificate, a 100 foot minimum building setback line from Tyne Boulevard and a 10 foot easement for public utility purposes along the rear of the 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 Clyde Donald Lunn and wife, Anne H. Lunn

their **heirs and assigns, forever.**

And we **do covenant with the said** Clyde Donald Lunn and wife, Anne H. Lunn

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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

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** Clyde Donald Lunn and wife, Anne H. Lunn

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 3rd **day of** August, 1956

James E Adams

Mary E Adams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], 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 office, this 6th day of August, 1956

Commission expires [illegible] 1957

Notary Public