For and in consideration of the sum of $ 10.00

- - - - - - TEN AND NO/100 - DOLLARS

Cash in hand paid by Joe T. Adair and wife, Oneeta M. Adair, and other good and valuable considerations, receipt of which are hereby acknowledged, and the assumption of a first mortgage now in the principal balance of $6,448.36, executed by John W. Kuzma and wife, Eva J. Kuzma, to Ferriss C. Bailey, Trustee, secured by Deed of Trust recorded in Book 1929, page 435, Register's Office for Davidson County, Tennessee, said note payable $40.91 per month, which includes interest at the rate of 4% per annum; We,

JOHN W. KUZMA and wife, EVA J. KUZMA

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

Joe T Adair and wife, Oneeta M. Adair,

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. 30 and the northwesterly 10 feet of Lot No. 31, Block "A", on the Map of Greenland Estates, as of record in Book 974, page 13, Register's Office for said County.

Said lot and part of lot adjoin and front together 90 feet on the northeasterly side of Cardinal Drive and run back 247 feet on the northwesterly line and 317.5 feet on the southeasterly line, to a dead line in the rear, measuring 63.5 feet thereon.

Being the same property conveyed to John W. Kuzma and wife, Eva J. Kuzma, by deed from Virgil H. Brown and wife, as of record in Book 1038, page 189, 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 Joe T Adair and wife, Oneeta M. Adair, their heirs and assigns, forever.

And we do covenant with the said Joe T Adair and wife, Oneeta M. Adair 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 as hereinbefore set out and taxes for 1958 which are pro rated and assumed by the grantees herein.

And we, John W. Kuzma and wife, Eva J. Kuzma

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joe T Adair and wife, Oneeta M. Adair, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 12th day of August, 1958.

John W. Kuzma

Eva J. Kuzma

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named

[illegible]

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible], 19[illegible].

Commission expires October 27, 1959

Notary Public

WARRANTY DEED

FROM JOHN W KUZMA, ETUX

TO JOE T ADAIR, ETUX

13903

(Murphree Realty Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of AUG A.D. 1958 at 1:12 o'clock P.M.
Noted in Book 810 Page 632
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES R. WILSON, Register
By [illegible] D.C.

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