K 2695

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Fifteen Thousand Seven Hundred Twenty Five and No/100 ----------$15,725.00---------- **DOLLARS**
Cash in hand paid by Kenneth E. Bearden and wife, Annie Lou Bearden, the receipt of which is hereby acknowledged, we,

R. C. Adams and wife, Hazel Adams

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Kenneth E. Bearden and wife, Annie Lou Bearden

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. 909 on the plan of Brentwood Hall, Section 9, as of record in Book 2331, page 92, Register's Office for said County.
Said Lot No. 909 fronts 96 feet on the north side of Rochelle Drive and runs back 243.6 feet on the west line and 235.2 feet on the east line, to a dead line in the rear, measuring 89 feet thereon.
Being part of the same property conveyed to R. C. Adams by deed from I.R. Schulman, et al, of record in Book 2489, page 503, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth E. Bearden and wife, Annie Lou Bearden their **heirs and assigns, forever.**

And we **do covenant with the said** Kenneth E. Bearden and wife, Annie Lou Bearden **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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, R. C. Adams and wife, Hazel 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** Kenneth E. Bearden and wife, Annie Lou Bearden their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 27th **day of** August, 19 57

R. C. Adams.

Hazel Adams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for said County and State, the within named** R. C. Adams and wife, Hazel Adams

the bargainer 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 27th **day of** August, 19 57

Commission expires [illegible] 1961

A. M. Tenison
Notary Public

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