K 2735

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ----------

----------$10.00 ----------**DOLLARS**

Cash in hand paid by Robert G. Lawrence, Jr. and wife, Irma I. Lawrence, and other good and valuable considerations, 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** Robert G. Lawrence, Jr. and wife, Irma I. Lawrence

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. 165 on the Plan of West Meade Farms, Inc., Section "G", as of record in Book 1835, page 115, Register's Office for said County.

Said Lot No. 165 fronts 140 feet on the easterly side of West Meade Drive and runs back 287.5 feet on the northerly line and 325.7 feet on the southerly line to a dead line in the rear measuring 142.5 feet thereon.

Being the same property conveyed to James E. Adams, by deed from Gabe Eugene Allen and wife, Carolyn Johnson Allen, of record in Book 2693, page 547, Register's Office for Davidson County, Tennessee.

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 Robert G. Lawrence, Jr. and wife, Irma I. Lawrence

their **heirs and assigns, forever.**

And we **do covenant with the said** Robert G. Lawrence, Jr. and wife, Irma I. Lawrence

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 1958 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** Robert G. Lawrence, Jr. and wife, Irma I. Lawrence

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

Witness our **hand** s **this** 23rd **day of** January **, 19** 58

James E Adams

Mary E 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** James E. Adams and wife, Mary E. 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 23rd **day of** January **, 19**58

Commission expires [illegible]

A. M. Tenison
Notary Public

G 603