K 2753

APPROVED AS TO LEGALITY ON
THIS 15 DAY OF Jan 1958
BY William J Harbison

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00
---TEN AND NO/100--- **DOLLARS**
Cash paid by Ira T. Adams, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Lanty M. Ross, Thelma Moser Ross, Thelma Ross Frazier and Nancy Ross Stiff, co-Executors under the will of S. T. Ross, deceased

have bargained and sold, and by these presents do transfer and convey unto the said
Ira T. Adams
his **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 part of the N. A. McNairy Country Lands, as of record in Minute Book "E", Pages 564 and 565, and Plan Book 1, Page 29, Chancery Court at Nashville, being lots Nos. 6, 7 and 8 on the unrecorded plan of part of Noel's Lands east of the Granny White Pike, described according to a survey made by W. B. Southgate, Surveyor, September ____, 1930, as follows:

Beginning at the southeast corner of Caldwell Lane and Bates Drive; thence with the easterly margin of said Drive southerly 425 feet; thence south 85° 45' East 281 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots northerly 425 feet to the southerly margin of Caldwell Lane; thence with said Lane westerly 281 feet to the beginning. Being the same real property conveyed to S. T. Ross by two deeds from Oscar F. Noel et al, Trustees, of record in Book 1035, Pages 428 and 473, Register's Office for Davidson County, Tennessee, the said S. T. Ross having since died.

This conveyance executed by Lanty M. Ross, Thelma Moser Ross, Thelma Ross Frazier and Nancy Ross Stiff, co-Executors under the will of S. T. Ross, deceased, whose will appears of record in Will Book 69, Page 96, County Court for Davidson County, Tennessee, pursuant to the power and authority conferred by decree of the Chancery Court, entered in Minute Book 89, Page 129, in the cause of Thelma Moser Ross, et al vs. Nancy Ross Stiff, et al, Rule No. 79142, said Court.

Subject to Restrictive covenants contained in deed from Oscar F. Noel, et al, Trustees, to S. T. Ross, dated August 2, 1939, filed Aug. 19, 1939, and recorded in Book 1035, Page 428, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in deed from Oscar F. Noel, et al, Trustees, to S. T. Ross, dated May 10, 1940, filed May 28, 1942, and recorded in Book 1035, Page 473, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ira T. Adams,
his **heirs and assigns, forever.**
And We as such Co-executors **do covenant with the said** Ira T. Adams
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 pro-rated and Purchaser will pay when due.
And We, Lanty M. Ross, Thelma Moser Ross, Thelma Ross Frazier and ~~Nancy Ross Stiff as such co-executors~~ as such Executors **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ira T. Adams
his **heirs and assigns against the lawful claims of all persons, whomsoever.**

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