K 2861

21000

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Joseph Flannery Semmes and wife, Mary C. Semmes, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictive covenants of record in Book 2748, page 338, Register's Office for Davidson County, Tennessee.

We, R. C. Adams and wife, Hazel Adams have bargained and sold, and by these presents do transfer and convey unto the said Joseph Flannery Semmes and wife, Mary C. Semmes 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. 2 on the Plan of Hillwood Terrace, as of record in Book 2863, page 50, Register's Office for said County.

Said Lot No. 2 fronts 195 feet on the westerly side of Neartop Drive and runs back 420 feet on the northerly line and 386.5 feet on the southerly line, to a dead line in the rear, measuring 111.49 feet thereon.

Being part of the property conveyed to R. C. Adams, by deed from Ervin M. Entrekin, Trustee, of record in Book 2795, page 1, 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 Joseph Flannery Semmes and wife, Mary C. Semmes their heirs and assigns, forever.

And we do covenant with the said Joseph Flannery Semmes and wife, Mary C. Semmes 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.

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 Joseph Flannery Semmes and wife, Mary C. Semmes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of January, 19 59

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