K 2921

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

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 Clinton H. Pearson and wife, Leila O. Pearson, the receipt of all of which is hereby acknowledged.

I, James E. Adams,
have bargained and sold, and by these presents do transfer and convey unto the said Clinton H. Pearson and wife, Leila O. Pearson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot 8 on the Plan of Highland Court of record in Book 2330, page 82, Register's Office for said County.

Said Lot No. 8 fronts 120 feet on the southwesterly side of Timberwood Place and runs back 300 feet on the southeasterly line and 316.4 feet on the northwesterly line to a dead line on which it measures 175 feet.

Being part of the property conveyed to James E. Adams, by deed from Anderson & Estes, a partnership, of record in Book 2604, page 513, said Register's Office.

James E. Adams, herein named as Grantor, is married to Mary L. Adams and an instrument has been filed in the Register's Office for Davidson County, Tennessee, by James E. Adams and wife, Mary L. Adams of record in Book 2274, page 491, wherein the homestead of said premises has been set-up, set apart and established in other property than the premises in question.

This conveyance is made subject to restrictions filed for record Nov. 21, 1956, in Book 2542, page 605, and corrected by instrument of record in Book 2548, page 266, and also amended as to Item 10 by instrument of record in Book 2601, page 591, 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 Clinton H. Pearson and wife, Leila O. Pearson their heirs and assigns, forever.

And I do covenant with the said Clinton H. Pearson and wife, Leila O. Pearson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, James E. Adams do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Clinton H. Pearson and wife, Leila O. Pearson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18th day of June, 1959

James E. Adams

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named James E. Adams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of June 1959.

My Commission Expires May 16, 1961

Phillip E. Cole
Notary Public

TENNESSEE TITLE COMPANY

PG 425