K 2956



For and in consideration of the sum of $ ---- $1,000.00 ---------- DOLLARS
---------- Sixteen thousand and no/100 ----------

Cash in hand paid by John B. Kernell, Jr. and wife, Evelyn M. Kernell, the receipt of which is hereby acknowledged, we,

FLOYD ADKISSON AND E. L. RADAUGH

have bargained and sold, and by these presents do transfer and convey unto the said JOHN B. KERNELL, JR. AND WIFE, EVELYN M. KERNELL

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. 124 on the Plan of Woodmont Heights Section III, as of record in Book 2133, page 61, Register's Office for Davidson County, Tennessee.
Said Lot No. 124 fronts 96 feet on the southerly side of Rosedale Avenue and runs back 240 feet on the west line and 240.4 feet on the easterly line to a line in the rear on which it measures 107.8 feet.
Being the same property conveyed to Floyd Adkisson and E. L. Radataugh by warranty deed from John S. Frazer and wife, Grace Frazer, as of record in Book 2[illegible], in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, setback lines and easements 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 JOHN B. KERNELL, JR. AND WIFE, EVELYN M. KERNELL

THEIR heirs and assigns, forever.

And WE do covenant with the said JOHN B. KERNELL, JR. AND WIFE, EVELYN M. KERNELL 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, FLOYD ADKISSON AND E. L. RADATAUGH do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN B. KERNELL, JR. AND WIFE, EVELYN M. KERNELL

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

Witness OUR hand S this 17th day of AUGUST, 1959

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 FLOYD ADKISSON AND E. L. RADAUGH

the bargainor 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 Nashville Tennessee, this 17th day of August, 19 59

Commission expires February 1, 1961

A. M. Tenison, Notary Public

**Warranty Deed**

FROM FLOYD ADKISSON AND E. L. RADABAUGH

TO JOHN B. KERNELL, JR. AND WIFE, EVELYN M. KERNELL

GUARANTY TITLE & TRUST CO. NASHVILLE

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY

Received for record 120 A.D. 1959 at 4:20 P.M.
Noted in Book 63 Page 763
Recorded in Book ____ Page ____
Recording Fee $2.80
JAMES P. WILSON, Register
By

CORPOR of Richmo

G 171