K 2958

WARRANTY DEED

For and in consideration of the sum of SEVENTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ---------- ($17,750.00) ----------

Cash in hand paid by Earl E. Parks and wife, Rosena Tune Parks, the receipt of which is hereby acknowledged, I,

JAMES E. ADAMS

have bargained and sold, and by these presents do transfer and convey unto EARL E. PARKS AND WIFE, ROSENA TUNE PARKS

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lots 9 and 10 on the Plan of a Resubdivision of Lots in the Kenner Manor Land Company's Second Subdivision, as of record in Book 547, page 134, Register's Office for said County.

Said parts of Lots 9 and 10 front 100 feet on the west side of Ensworth Avenue (not named unpaved) and runs back between parallel lines 174 feet to a dead line.

Being part of the same property conveyed to James E. Adams by deed from Bates R. Parman and wife, Pauline S. Parman, of record in Book 2735, page 381, said Register's Office.

James E. Adams herein named as grantor is married to Mary L. Adams and an instrument has beenfiled 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 parties has been set-up, set apart and established in other property than the premises in question.

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 interests thereto belonging to the said Earl E. Parks and wife, Rosena Tune Parks their heirs and assigns forever.

And I do covenant with the said Earl E. Parks and wife, Rosena Tune Parks 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, except for 1959 taxes, which have been prorated and are hereby assumed by the purchasers.

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 Earl E. Parks and wife, Rosena Tune Parks their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of September 59

James E. Adams

G 501