BK 3028

For and in consideration of the sum of $10.00

Ten DOLLARS
cash in hamd paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I have bargained and sold, and by these presents do transfer and convey unto the said E. C. Duke and wife, Matilou Duke

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

Being Lot No. 115 on the Plan of Section Two, Seven Hills, as of record in Book 2663, page 40, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Harding Place at the corner of Lots Nos 114 and 115; thence with the line between said lots southerly 173.53 feet to a point; thence south 64° 30' west 214.53 feet to a corner of Lot No. 116; thence with the line between said Lots Nos. 115 and 116, northwardly 270.94 feet to a point in the southerly margin of Harding Place; thence with the margin of the same, eastwardly 190 feet to the beginning.

Being part of the property conveyed to James E. Adams, by deed from Seven Hills Development Company, as of record in Book 2860, page 365, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. C. Duke and wife, Matilou Duke,

their heirs and assigns, forever.

And I do covenant with the said E. C. Duke and wife, Matilou Duke,

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 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 E. C. Duke and wife, Matilou Duke,

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

Witness my hand this 12 day of February, 1960

James E Adams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named James E. Adams

the bargainer, 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 office, this 12 day of February, 1960

Commission expires May 11, 1960

State at Large Notary Public

71816

WARRANTY DEED

FROM JAMES E. ADAMS

TO E. C. DUKE ET UX

REGISTER'S OFFICE FEE PAID IN TENN. TITLE CO., INC.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of FEB A.D. 1960 at 9:45 o'clock A.M.
Noted in Book 3028 Page 492
Recorded in Book Page
Recording Fee $2.20
JAMES P. WILSON, Register
By Eunice Graves D.R.

Title Company
Guaranteed

BG 493