BK 3030

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) and no/100 Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which ~~DOLLARS~~ is hereby acknowledged, and in further consideration that the grantees herein agree to assume and to pay a vendor's lien of record in Book 2546, Page 298, Register's Office for Davidson County, Tennessee;

We, JAMES T. ADAMSON, JR., and wife, ANNETTE B. ADAMSON, **have bargained and sold, and by these presents do transfer and convey unto the said** TOMMIE B. JACKSON and wife, VERA D. JACKSON, their **heirs and assigns, a certain tract or parcel of land in ~~Davidson County, State of Tennessee, described as follows, to-wit:~~** the 10th, formerly the 20th Civil District of Davidson County, Tennessee, located northerly from the City of Goodlettsville, being Tract No. 1 of the Survey of the James T. Adamson property by L. B. Petty, Surveyor, dated February 6, 1960, and described as follows, to-wit:

Beginning at a point, the same point of reference designated "the point on the westerly margin of Hitt Road at its intersection with said 24 foot lane" as recorded in the deed from Thomas J. Hudson, et ux, to James Adamson, Jr., et ux of record in Book 2546, Page 298, Register's Office for said County, and being the same point of reference designated "stone #4" in the 3rd call of the deed from Thomas J. Hudson et ux to James T. Adamson, Jr., et ux of record in Book 2692, Page 138, Register's Office; thence South 73°45' West 12.84 poles with old boundary line to a stake, the beginning point of Deed of Record in Book 2546, Page 298, R.O.D.C.; thence South 53° West with said line, 28.91 poles to a stake; thence South 43°15' West with said line 22.3 poles to a stake; thence South 64°15' West with said line 46.06 poles to a stake; thence South 72° West with said line 33.76 poles to a stake thence North 29° West 36.73 poles with said line to a stake; thence North 57°45' West with said line 27.7 poles to an old fence conerpost in the south boundary line of tract No. 2 of said survey; thence North 5° East 13.7 poles to an iron pin; thence North 67°50' East 13.63 poles to an iron pin; thence North 63°30' East 32.2 poles to an iron pin; thence South 85°42' East 34.84 poles to an iron pin; thence South 64°20' East 24.24 poles to an iron pin in fence below the barn; thence South 68° 50' East 12.54 poles to an iron pin in the fence; thence North 80° East 39.24 poles to a stake 22 feet west of iron pin; thence North 52°30' East 7.9poles to the south edge of a 2 foot hackberry tree; thence North 74° East 14.8 poles to a post in the fence west of a gate; thence South 1.50 poles to the north margin of Hitt Road; thence South 60°45' West 7 poles to the beginning.

Being the same property conveyed to James T. Adamson, Jr., and wife, Annette B. Adamson, by deed fromThomas J. Hudson and wife, Polly Hudson, of record in Book 2546, Page 298, said Register's Office, and being part of the same property conveyed to James T. Adamson, Jr., et ux, by deed from Thomas J. Hudson et ux of record in Book 2692, Page 138, 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 Tommie B. Jackson and wife, Vera D. Jackson, their **heirs and assigns, forever.**

And we **do covenant with the said** Tommie B. Jackson and wife, Vera D. Jackson, **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,** except as stated heretofore and except for 1960 Taxes which have been prorated and will be paid by Tommie B. Jackson et ux.

And we, James T. Adamson, Jr., and wife, Annette B. Adamson, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Tommie B. Jackson and wife, Vera D. Jackson, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 23rd **day of** February, 19 60

James T. Adamson, Jr.
James T. Adamson, Jr.,

Annette B. Adamson
Annette B. ~~Adamson~~

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