K 3066

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -
TEN AND NO/100- DOLLARS
cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of Six Thousand, three hundred, fourteen and 40/100 Dollars ($6,314.40) which is secured by a Deed of Trust on the property herein conveyed which was executed by George Robert Adams and wife, to Herschel Greer, Trustee, to secure to Guaranty Mortgage Company a note in the original principal amount of $6,900.00,

We, George Robert Adams and wife, Beverly Cox Adams,
have bargained and sold, and by these presents do transfer and convey unto the said James A. Francis and wife, Margaret L. Francis, 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. 71 on the Map of an addition to and revision of Lots 93 to 97, inclusive, of the H. G. McNabb Subdivision, as of record in Book 1130, page 79, Register's Office for said County. Said Lot No. 71 fronts 75 feet on the west side of Harlin Drive and runs back between lines measuring 238.9 feet on the south line and 243.2 feet on the north line to a dead line on which it measures 75.12 feet.
Being the same property conveyed to George Robert Adams and wife, Beverly Cox Adams, by deed from Radnor Lumber Co., of record in Book 2697, page 273, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 1333, page 387, said Register's Office, and the Plan of record in Book 1130, page 79, said Register's Office, shows an Owner's Certificate, a 30-foot building setback line from Harlin Drive, and a 10-foot easement for public utility purposes along the rear line of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Francis and wife, Margaret L. Francis, their heirs and assigns, forever.

And we do covenant with the said James A. Francis and wife, Margaret L. Francis 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, George Robert Adams and wife, Beverly Cox Adams,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Francis and wife, Margaret L. Francis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 18th day of April, 19 60

/s/ George Robert Adams
/s/ Beverly Cox Adams

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