K 3070

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and no/100 DOLLARS, Cash in hand paid by James B. Adams, Jr., and wife, Nannie Bell Adams, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by one note dated January 19, 1954, for the sum of $12,500.00, with interest at 4½% per annum, payable to Lurgraves Mortgage Company, and secured by Deed of Trust executed by Alfred D. Caruthers and wife, to John W. Lurgraves, Trustee, of record in Book 2949, page 355, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said James B. Adams, Jr., and wife, Nannie Bell Adams, do hereby assume and agree to pay, we,

ALFRED D. CARUTHERS AND WIFE, MARTHA J. CARUTHERS,

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES B. ADAMS, JR., AND WIFE, NANNIE BELL ADAMS,

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. 104 on the Map of Section Two, Pleasant Acres, of record in Book 2433, page 75, Register's Office for said County.

Said Lot fronts 110 feet on the southerly side of Chadwell Drive and runs back between lines 140 feet on the west line and 160.63 feet on the east line to a point in the rear on which it measures 91.11 feet.

Being the same property conveyed to Alfred D. Caruthers and wife, Martha J. Caruthers, by deed from E. G. Pate, Jr., and wife, of record in Book 2302, page 399, 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 James B. Adams, Jr., and wife, Nannie Bell Adams, their heirs and assigns, forever.

And we do covenant with the said James B. Adams, Jr., and wife, Nannie Bell Adams, 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 hereinabove set forth.

And we, Alfred D. Caruthers and wife, Martha J. Caruthers, 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 B. Adams, Jr., and wife, Nannie Bell Adams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of April, 19 60.

Alfred D. Caruthers

Martha J. Caruthers

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named Alfred D. Caruthers and wife, Martha J. Caruthers,

the bargainors 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 Madison, Tennessee, this 26th day of April, 19 60.

LLOYD W. PATE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires

Lloyd W. Pate
Notary Public

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