FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand Eight Hundred and no/100 ($25,800.00) Dollars, paid in cash by India Jones Mizell and Lucy Mizell Stewart, the receipt of all of which is acknowledged; we, Ira T. Adams and wife, Martha S. Adams, have this day bargained and sold and do hereby transfer and convey unto India Jones Mizell and Lucy Mizell Stewart, as tenants in common, subject to the further limitations of this instrument hereinafter set out, and to their heirs and assigns, that certain lot or parcel of land lying and being in the 16th Civil District of Davidson County, Tennessee described as follows, to-wit:

Being Lot No. 3 on the plan of Caldwell Court of record in Book 2854, page 74, Register's Office for Davidson County, Tennessee; said Lot No. 3 fronts 73 feet on the easterly side of Caldwell Court and runs back 212.02 feet on the northerly side and 211.54 feet on the southerly side to a dead line in the rear on which it measures 75.5 feet.

Being part of the same property conveyed to Ira T. Adams by deed from Ray Edward Gardner, et ux, of record in Book 2926, page 451, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances and estate thereunto belonging, to the said India Jones Mizell and Lucy Mizell Stewart, as tenants in common, subject to the further limitations as hereinafter set out, and to their heirs and assigns, forever.

And we covenant with the said India Jones Mizell and Lucy Mizell Stewart that we are lawfully seized and possessed of said land, in fee simple, have a good and perfect right to convey it, and that it is unencumbered except by taxes for the year 1960 which have been prorated between the parties as of the date hereof and are expressly assumed by the grantees herein named.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said India Jones Mizell and Lucy Mizell