K 3158

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WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - $10.00 - - - - - - - - - - - - - - -

- Ten and no/100 - - - - - - - - - DOLLARS
and other good and valuable considerations, cash in hand paid by James K. Hinton and wife, Gertrude S. Hinton, the receipt of all of which is hereby acknowledged.

I, James E. Adams have bargained and sold, and by these presents do transfer and convey unto the said James K. Hinton and wife, Gertrude S. Hinton their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Clover Nook, as of record in Book 2900, pages 51 and 52, Register's Office for said County.
Said Lot No. 18 fronts 141 feet on the east side of Clovernook Drive, and runs back 214.8 feet on the northerly line and 244.7 feet on the southerly line, to a dead line in the rear, on which it measures 104.6 feet.
Being part of the property conveyed to James E. Adams, by deed from James E. Covington, Clerk and Master, as of record in Book 2930, page 624, and by deed from C. C. Adams, as of record in Book 3100, page 265, both in said Register's Office.

James E. Adams, herein named as Grantor, is married to Mary L. Adams and an instrument has been filed in the Register's Office for Davidson County, Tennessee, by James E. Adams and wife, Mary L. Adams of record in Book 2274, page 491, wherein the homestead of said premises has been set-up, set apart and established in other property than the premises in question.

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 K. Hinton and wife, Gertrude S. Hinton their heirs and assigns, forever.

And I do covenant with the said James K. Hinton and wife, Gertrude S. Hinton 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 I, 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 James K. Hinton and wife, Gertrude S. Hinton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of November, 1960

James E. Adams
James E. Adams

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