K 3161

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

TEN & NO/100- DOLLARS

Cash in hand paid by Carl H. Schramm and wife, Esther Taylor Schramm, receipt of which is hereby acknowledged, and other good and valuable consideration,

We, C. C. Adams and wife, Irene H. Adams,

_____ have bargained and sold, and by these presents do transfer and convey unto the said CARL H. SCHRAMM AND WIFE, ESTHER TAYLOR SCHRAMM

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 25 on the Map of Kingswood Park, as of record in Book 2900, page 70, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Larkway Court, common corner of Lots Nos. 24 and 25; thence with the line between said two lots northerly 201.7 feet to a point; thence westerly 210 feet to a point in the easterly margin of Larkway Drive; thence with said margin southerly 151.15 feet to a point; thence around a curve southeasterly 39.27 feet to a point in the northerly margin of Larkway Court; thence with said margin easterly 129.09 feet to the point of beginning.

Being the same property conveyed to C. C. Adams and wife, Irene H. Adams, by deed from C. C. Adams and James E. Adams, of record in Book 3035, page 523, Register's Office for said County.

(Whereas, in said deed from C. C. Adams and James E. Adams to C. C. Adams and wife, Irene H. Adams, of record in Book 3035, page 523, said Register's Office, said Lot No. 25 was incorrectly described, James E. Adams and the grantors herein join in this deed for the purpose of correcting said error and inadvertence and the description of said Lot No. 25 is hereby corrected to conform to the description of said lot as herein contained.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl H. Schramm and wife, Esther Taylor Schramm, _____ their heirs and assigns, forever.

And we do covenant with the said Carl H. Schramm and wife, Esther Taylor Schramm, _____ 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, C. C. Adams and wife, Irene H. 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 Carl H. Schramm et ux, Esther Taylor Schramm, _____ their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of November, 1960

James E. Adams

C. C. Adams

Irene H. Adams

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