K 3178

For and in consideration of the sum of TEN AND NO/100 ****
DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain deed of trust note executed by Clarence W. Adams and wife, to Herschel Greer, Trustee, of record in Book 2124, page 235, Register's Office for Davidson County, said note being in the original principal sum of $7,000.00,

CLARENCE W. ADAMS and VIOLA ADAMS, as tenants in common,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
EDWARD S. PEARSON and wife, FLORA B. PEARSON,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 272 on the Map of Miro Meadows, Third Addition, as of record in Book 1424, page 116, Register's Office for said County.

Said Lot No. 272 fronts 65 feet on the west side of McGavock Pike and runs back between lines, 187.8 feet on the north line and 179.8 feet on the south line to a dead line in the rear, measuring 72 feet thereon.

Being the same property conveyed to Clarence W. Adams and wife, Viola Adams, by deed from Andrew T. Johnson and wife, of record in Book 2097, page 121, said Register's Office.

The Grantors hereby agree to transfer to the Grantees all their right, title and interest to all escrow funds held by Guaranty Mortgage Company in connection with said loan.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 17 day of January, 19 61

Clarence W. Adams

Viola Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Miriam D. Hagewood, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clarence W. Adams and Viola Adams,

the bargainor(s), 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 Nashville, Tennessee, this, the 17th day of January, 61.

My commission expires: May 28, 1963

Miriam D. Hagewood
Notary Public
State-at-Large

WARRANTY DEED
WDH

From 22172
CLARENCE W. ADAMS and
VIOLA ADAMS

To
EDWARD S. PEARSON ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of JAN A.D. 1961 at 9:25 o'clock A.M.
Noted in Book 42 Page 250
Recorded in Book 3178 Page 315
Recording Fee $2.00
JAMES P. WILSON, Register
By

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
1 STAMP AFFIXED

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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