K 3182

**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 Harold Fletcher and wife, Quina Beth Fletcher, 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** Harold Fletcher and wife, Quina Beth Fletcher 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. 1033 on the Plan of Brentwood Hall, Section 13, of record in Book 2854, page 24, Registers Office for said County.

Said Lot No. 1033 fronts 60.4 feet on the northerly side of Kincannon Drive and runs back 188.5 feet on the easterly line and 224 feet on the southwesterly line to a dead line in the rear measuring 116 feet thereon.

Being part of the same property conveyed to James E. Adams by deed from Thomas M. Pritchett, et al, of record in Book 2883, page 609, 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.

This conveyance is made subject to restrictive covenants contained in instruments of record in Book 1788, page 143, Book 2390, page 523, Book 2883, page 528, each in said 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** Harold Fletcher and wife, Quina Beth Fletcher their **heirs and assigns, forever.**

**And** I **do covenant with the said** Harold Fletcher and wife, Quina Beth Fletcher **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** Harold Fletcher and wife, Quina Beth Fletcher, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** my **hand** this 20th **day of** February, 19 91

James E. Adams

James E. Adams

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