K 3186

WARRANTY DEED

For and in consideration of the sum of THIRTEEN THOUSAND FIVE HUNDRED & NO/100 ($13,500.00) - *DOLLARS* of which Thirty-Five Hundred ($3500.00) Dollars has been paid in cash by W.C.Sensing and W.C.Sensing, Jr., the receipt of which is hereby acknowledged, and for the remainder Ten Thousand ($10,000.00) Dollars Grantees have executed their note of even date herewith, due in two equal payments of $5,000.00 each on or before one and two years from date, with interest at six (6%) percent, with lien retained on premises hereinafter described until balance is paid in full;

I, C. L. ADAMS

have bargained and sold, and by these presents do transfer and convey unto the said W. C. Sensing and W. C. Sensing, Jr., as equal tenants in common, their *heirs and assigns,* ~~a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:~~ all of my right, title and interest in and to a one-third undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 12 on the map of the Shelby Estate, as of record in Plan Book 1, page 10, Chancery Court at Nashville, described as follows:

Beginning at a point on the southerly margin of Oldham Street, 250 feet west of the intersection of said Street and the Whites Creek Pike or First Street; thence north 88° west 646 feet with Oldham Street to the land conveyed to the Louisville & Nashville Railroad Company by deed from the First National Bank of Nashville, of record in book 144, page 569, Register's Office for said County; thence with the line of said Railroad right-of-way, south 40° east 522 feet to an iron railroad rail planted in the ground; thence north 60-1/4° east 350 feet, more or less, to a stake; thence north 210 feet, more or less, to the beginning.

Being the same real property conveyed to W. C. Sensing, Sr., W.C. Sensing, Jr. and C. L. Adams by deed from the City of Nashville, acting by and through the Electric Power Board of said City, and recorded in Book 2106, page 91, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W.C.Sensing and W. C. Sensing, Jr., as equal tenants in common, their *heirs and assigns, forever.*

And I *do covenant with the said* W.C.Sensing and W.C.Sensing, Jr., *that* I am *lawfully seized and possessed of said* one-third undivided interest *in fee simple; have a good right to convey it, and the same is unencumbered.* except taxes for 1961

And I, C. L. Adams *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said* one-third undivided interest *to the said* ~~W.C.Sensing and W.C.Sensing, Jr.~~ their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness ~~my~~ *hand this* 21st *day of* March, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. L. Adams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, West M. Coss, *a Notary Public in and for said County and State,* C. L. Adams

the within named bargainor, *with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 22nd *day of* March, 19 61

West M. Coss *Notary Public*

Commission expires 7-31-63

FULL RELEASE September 1963

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