K 3247

APPROVED AS TO LEGALITY ON
THIS 6 DAY OF June 1961
BY Robert C. Taylor

WARRANTY DEED

For and in consideration of the sum of $10.00
---TEN AND NO/100--- *DOLLARS*
Cash paid by Ralph W. Graham and Wife, Captola C. Graham, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Ira T. Adams and Wife, Martha S. Adams
have bargained and sold, and by these presents do transfer and convey unto the said
Ralph W. Graham and Wife, Captola C. Graham
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 7th. Civil District of Davidson County, Tennessee, being Lot No. 2 of the Addition to Lindawood, as of record in Book 2884, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 198.7 feet on the southeasterly side of Castleman Drive and extends back between lines, 305.19 feet on the easterly line and 226.7 feet on the westerly line, to a dead line in the rear, measuring 146.5 feet thereon

Being part of the real property conveyed to Ira T. Adams by deed from Mable Lindsey Moore, dated September 7, 1960, filed September 9, 1960, and recorded in Book 3129, Page 537, 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 Ralph W. Graham and Wife, Captola C. Graham
their *heirs and assigns, forever.*

And We *do covenant with the said* Ralph W. Graham and Wife, Captola C. Graham *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.*, except 1961 Taxes which have been pro-rated and purchaser will pay when due.

And We, Ira T. Adams and Wife, Martha S. Adams
do further covenant and bind curselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ralph W. Graham and Wife, Captola C. Graham, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 6th *day of* June, *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.*

Ira T. Adams
Martha S. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thelma Neal, *a Notary Public in and for said County and State,* Ira T. Adams and Wife, Martha S. Adams

the within named 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* 6th *day of* June *19* 61.

Thelma Neal *Notary Public*

Commission expires Jan. 29, 1963

G 353