BK 3255

PG 25

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,150.00

Eleven Thousand, One Hundred Fifty and no/100 **DOLLARS**

Cash in hand paid by Roby R. Adams and wife, Joanna Adams, the receipt of which is hereby acknowledged, we,

James Doyle Chessor and wife, Shirley F. Chessor

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Roby R. Adams and wife, Joanna Adams

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. 61 on the Map of Haywood Heights, Section II, as of record in Book 2663, page 13, Register's Office for Davidson County, Tennessee

Said Lot No. 61 fronts 88 feet on the easterly side of Chambers Drive and extends back 195 feet on the northerly line and 216.4 feet on the southerly line to an irregular line in the rear on which it measures 122.8 feet.

Being the same property conveyed James Doyle Chessor and wife, Shirley F. Chessor, by deed from Gaines and Gaines Construction Company, Incorporated, of record in Book 2736, page 93, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roby R. Adams and wife, Joanna Adams their **heirs and assigns, forever.**

And we **do covenant with the said** Roby R. Adams and wife, Joanna Adams **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 prorated and are hereby assumed by the purchasers.

And we, James Doyle Chessor and wife, Shirley F. Chessor **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Roby R. Adams and wife, Joanna Adams their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 3rd **day of** August, 19 61

James Doyle Chessor

Shirley F. Chessor