K 3256

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 Hollis L. O'Neal, Jr. and wife, Frances S. O'Neal, 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 Hollis L. O'Neal, Jr., and wife, Frances S. O'Neal

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 26 on the Plan of Kingswood Park, of record in Book 2900, page 70, Register's Office for said County.
Said Lot 26 fronts 90 feet on the westerly side of Larkway Drive and extends back between lines, 242.3 feet on the northerly line and 238 feet on the southerly line to a dead line on which it measures 90.3 feet.
Being the same property conveyed to James E. Adams, by deed from C. C. Adams et al, of record in Book 3220, page 107, 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 Restrictions recorded Oct. 5, 1959, in Book 2963, page 153, made applicable to Kingswood Park, by an instrument recorded Feb. 29, 1960, in Book 3030, page 491, and corrected by an instrument recorded Jan. 9, 1961, in Book 3177, page 227, 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 Hollis L. O'Neal, Jr., and wife, Frances S. O'Neal

their heirs and assigns, forever.

And I do covenant with the said Hollis L. O'Neal, Jr., and wife, Frances S. O'Neal 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, with exception of 1961 Taxes which are prorated and assumed by Grantees herein.

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 Hollis L. O'Neal, Jr., and wife, Frances S. O'Neal, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 10th day of August, 19 61

James E. Adams

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