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 James H. Sullivan and wife, Claudia Z. Sullivan, 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 James H. Sullivan and wife, Claudia Z. Sullivan

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 31 on the Plan of Kingswood Park, of record in Book 2900, page 70, Register's Office for said County, and described as follows: Beginning at a point in the northerly margin of Brewer Drive at the common corner of Lots 31 and 32; thence with the line between said Lots northerly 190.4 feet to a corner of Lot 30; thence with the line between Lots 30 and 31, easterly 155 feet to a point; in the westerly margin of Larkway Drive; thence with the margin of the same southerly 177.9 feet to a point at the beginning of a curve; thence around said curve southeasterly 39.27 feet to a point in the northerly margin of Brewer Drive; thence with the margin of the same westerly 144 feet to the beginning.
Being part of the property conveyed to James E. Adams by deed from C. C. Adams et al, of record in Book 3220, page 117, 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 of record in Book 2963, page 153, 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 James H. Sullivan and wife, Claudia Z. Sullivan

their **heirs and assigns, forever.**

And I **do covenant with the said** James H. Sullivan and wife, Claudia Z. Sullivan **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** James H. Sullivan and wife, Claudia Z. Sullivan

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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