K 3277

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $14,600.00

Fourteen Thousand, Six Hundred and no/100 DOLLARS

Cash in hand paid by Robert H. Sykes and wife, Gladys M. Sykes, the receipt of which is hereby acknowledged, we,

C. C. Adams and wife, Irene H. Adams

_____ have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Sykes and wife, Gladys M. Sykes

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. 24 on the map of Kingswood Park Subdivision, of record in Book 2900, page 70, Register's Office for said County and described as follows:

Beginning at a point on the northerly margin of Larkway Court, the common corner of Lots 24 and 25; thence in a northeasterly direction 201.7 feet along the common boundary of Lots 24 and 25 to the rear line of said Lots; thence south 86° 28' east for a distance of 70 feet; thence in a southerly direction along the common boundary of Lots 23 and 24 221.4 feet to the northerly margin of Larkway Court; thence along the northerly margin of Larkway Court 148.36 feet to the point of beginning.

Being the same property conveyed to C. C. Adams and wife, Irene H. Adams, by deed from C. C. Adams and James E. Adams, of record in Book 3177, page 521, Register's Office for Davidson County.

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 Robert H. Sykes and wife, Gladys M. Sykes their heirs and assigns, forever.

And we do covenant with the said Robert H. Sykes and wife, Gladys M. Sykes 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 prorated and are hereby assumed by the purchasers.

And we, C. C. Adams and wife, Irene H. Adams do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert H. Sykes and wife, Gladys M. Sykes their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of August, 19 61

C C Adams

Irene H. Adams

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