BK 3280

WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 ($ 10.00) DOLLARS, cash in hand paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2474, page 67; Book ____, page ____, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

Harry J. Adams and wife, Mildred C. Adams,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Elam Heffington and wife, Alline H. Heffington,

hereinafter called the Buyer, his heirs, successors 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. 32 on the Map of Abbay Hall, Section I, as of record in Book 2331, Page 18, Register's Office for said County.

Said Lot No. 32 fronts 95 feet on the north side of Inwood Drive and runs back 175 feet on the West line and 175.7 feet on the East line to a dead line in the rear measuring 95 feet thereon.

Being the same property conveyed to Harry J. Adams and wife, Mildred C. Adams, by deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 2486, Page 527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the 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 Buyer, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hand s this 8th day of September, 1961.

Harry J. Adams

Mildred C. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named Harry J. Adams and wife, Mildred C. Adams the 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 the 8th day of September, 1961.

Tom G. Coleman
Notary Public

My commission expires: Nov. 23, 1964

(RUSH)

WARRANTY DEED
From 57752
Harry J. Adams and wife,
Mildred C. Adams
To
Elam Heffington and wife,
Alline H. Heffington

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of SEP. A.D. 1961 at 9:50 o'clock
Noted in Book 2474 Page 267
Recorded in Book ____ Page ____
Running Fee $2.20
JAMES P. WILSON, Register
By ____ D.C.

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