WARRANTY DEED

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 William B. Mullins and wife, Betty R. Mullins, the receipt of all of which is hereby acknowledged.

This conveyance is subject to restrictive covenants of record in Book 2963, page 153, R.O.D.C.

I, James E. Adams
have bargained and sold, and by these presents do transfer and convey unto the said William B. Mullins and wife, Betty R. Mullins
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 6th Civil District, Davidson County, Tennessee, being Lot No. 14 on the Plan of Kingswood Park Subdivision as of record in Book 2900, page 70, said Register's Office.
Said Lot No. 14 fronts 132.2 feet on the southwesterly side of Brewer Drive and extends back 335.35 feet on the northwesterly line and 363.9 feet along a broken line between Lot 14 and Lots 12 and 13, to a line in the rear on which it measures 52.3 feet.
Being the same property conveyed to James E. Adams by deed from James E. Adams and C. C. Adams of record in Book 3280, page 69, 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 then the premises in question.

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

And I *do covenant with the said* William B. Mullins and wife, Betty R. Mullins
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 the 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* William B. Mullins and wife, Betty R. Mullins
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand this* 21st *day of* September, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James E. Adams (signature)
James E. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Phillip E. Cole, *a Notary Public in and for said County and State,* James E. Adams

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 21st *day of* September, 19 61

Phillip E. Cole (signature) *Notary Public*

Commission expires April 26, 1965 Phillip E. Cole