K 3313

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of FIFTEEN THOUSAND EIGHT HUNDRED AND NO/100 - ($15,800.00) - - - - - - - - - - - - - - - -**DOLLARS**

Cash in hand paid by Wade E. Cowell and wife, Mary C. Cowell, 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** WADE E. COWELL AND WIFE, MARY C. COWELL

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 50 on the Map of Clovernook Subdivision, as of record in Book 2900, page 52, Register's Office for said County.

Said Lot No. 50 fronts 90.0 feet on the southwesterly side of Hickorydale Drive and extends back 229.5 feet on the northwesterly line and 201.1 feet on the southeasterly line, to a broken line in the rear on which it measures 97.7 feet.

Being the same property conveyed to C. C. Adams and wife, Irene H. Adams, by deed from C. C. Adams and James F. Adams, of record in Book 3158, page 21, said Register's Office.

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 Wade E. Cowell and wife, Mary C. Cowell their **heirs and assigns, forever.**

And we **do covenant with the said** Wade E. Cowell and wife, Mary C. Cowell **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.**

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** Wade E. Cowell and wife, Mary C. Cowell their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 1st **day of** December, 1961

C. C. Adams

Irene H. Adams

PG 79