K 3313

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

IRA T. ADAMS and wife, MARTHA S. ADAMS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DOUGLASS K. STAMPS and wife, FRANCES S. STAMPS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 5 on the plat of the subdivision of the J. T. Jenkins Home Place, as of record in Book 547, page 20, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, February 1, 1961, as follows:

Beginning on the southerly margin of Battery Road at a point 23 feet east of the corner of Lots Nos. 1 and 5; thence southerly 23 feet from and parallel to the line between Lots Nos. 1 and 5, 337 feet to an iron pin; thence westerly 23 feet to an iron pin in the northeast corner of Lot No. 2, the southeast corner of Lot No. 1 and in the western boundary line of said Lot No. 5; thence with the line between lots nos. 2 and 5 southerly 115.2 feet; thence northeasterly 135 feet; thence northerly 397 feet to the southerly margin of Battery Road; thence with the same westerly 102 feet to the beginning.

Being the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by deed from Harry L. Berry and wife, of record in Book 3184, page 569, said Register's Office.

This conveyance is made subject to an easement for drainage ditch across the southerly part of the property described above.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 14th day of December, 1961

Ira T. Adams

Martha S. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAVE FOLK JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Ira T. Adams and wife, Martha S. 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 14th day of December, 1961

My commission expires: July 23, 1962

Reave E. Folk Jr.
Notary Public

WARRANTY DEED
CRAF
From
IRA T. ADAMS and wife,
MARTHA S. ADAMS,
To
DOUGLASS K. STAMPS and wife,
FRANCES S. STAMPS.

REAVE E. FOLK, JR., ATTY.
Nashville, Tennessee

72027

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