K 3315

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of NINETEEN THOUSAND EIGHT HUNDRED DOLLARS ($19,800.00), the receipt of which is hereby acknowledged,

We, F. L. EUBANK and wife, HELEN L. EUBANK, have bargained and sold, and by these presents do transfer and convey unto PAUL K. ADAMS and wife, MARTHA C. ADAMS, their heirs and assigns, a three-fifths (3/5) undivided interest, and unto MARY E. COMPTON, her heirs and assigns, a two-fifths (2/5) undivided interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section I, McMurray Woods Subdivision, of record in Book 2900, page 99, Register's Office for said County.

Said Lot No. 26 fronts 145 feet on the westerly side of Amelia Drive and extends back 254.8 feet on the northerly line and 357.4 feet on the southerly line to a dead line in the rear on which it measures 79.1 feet.

Being the same property conveyed to F. L. Eubank by deed from McDowell Real Estate Corp., of record in Book 3291, page 135, said Register's Office.

TO HAVE AND TO HOLD the said three-fifths undivided interest in the said land, with the appurtenances, estate, title and interest thereto belonging, to the said PAUL K. ADAMS and wife, MARTHA C. ADAMS, their heirs and assigns, forever; and

TO HAVE AND TO HOLD the said two-fifths undivided interest in the said land, with the appurtenances, estate, title and interest thereto belonging, to the said MARY E. COMPTON, her heirs and assigns, forever.

And we, the said F. L. EUBANK and wife, HELEN L. EUBANK, do covenant with the said PAUL K. ADAMS and wife, MARTHA C. ADAMS, and with MARY E. COMPTON, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it; and that the said land is unencumbered except only by restrictions of record in Book 3090, page 639, said Register's Office, and the conditions, stipulations and easements shown on the recorded plan of record in Book 2900, page 99, said Register's Office.

And we, the said F. L. EUBANK and wife, HELEN L. EUBANK, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said PAUL K. ADAMS and wife, MARTHA C. ADAMS, their heirs and assigns, as

PG 195