K 3377

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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 L. Fuqua, Jr. and wife, Mary V. Fuqua, the receipt of all of which is hereby acknowledged.

I, James E. Adams

have bargained and sold, and by these presents do transfer and convey unto the said William L. Fuqua, Jr. and wife, Mary V. Fuqua

their heirs 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. 36 on the plan of Clover Nook, as of record in Book 2900, pages 51 and 52, Register's Office for said County, described as follows:
Beginning on the southwesterly margin of Lawncrest Drive at the corner of Lots Nos. 35 and 36; thence with the line between said two lots, southwesterly 462.8 feet; thence westerly 163.8 feet to the corner of Lots Nos. 36 and 38; thence with the line between said two lots, northeasterly 337.6 feet to the corner of Lots Nos. 36, 37, and 38; thence with the line between Lots Nos. 36 and 37, easterly 278.8 feet to the westerly margin of Lawncrest Drive; thence with the same, southeasterly 92 feet to the beginning.
Being part of the real property conveyed to James E. Adams, by two deeds, one from Jas. E. Covington, Clerk and Master, as Special Commissioner, dated August 14, 1959, filed August 19, 1959 and recorded in Book 2930, page 624, and the other from C. C. Adams, et al, dated April 20, 1961, filed April 20, 1961 and recorded in Book 3220, page 113, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument executed by J. E. Adams and C. C. Adams, recorded in Book 2994, page 126, Register's Office for Davidson County, Tennessee

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, 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 premises than 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 L. Fuqua, Jr. and wife, Mary V. Fuqua

their heirs and assigns, forever.

And I do covenant with the said William L. Fuqua, Jr. and wife, Mary V. Fuqua

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 the 1962 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 L. Fuqua, Jr. and wife, Mary V. Fuqua

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21st day of May, 1962

James E. Adams

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