K 3400

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 James L. Shelton and wife, Osalene S. Shelton, the receipt of all of which is hereby acknowledged.

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 that the premises in question.

I, James E. Adams
have bargained and sold, and by these presents do transfer and convey unto the said James L. Shelton and wife, Osalene S. Shelton 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. 30 on the Plan of Clovernook Subdivision as of record in Book 2900, page 51, Register's Office for Davidson County, Tennessee.
Said Lot No. 30 fronts 27[illegible].20 feet on the easterly side of Lawncrest Drive and proceeds in an arch in the northern corner, said arch measuring 25 feet, thence running on an easterly line 169.60 feet to a point; thence on a southerly line 142.9 feet to a monument; thence on a southwesterly line 156.2 feet to the point of beginning.
Being the same property conveyed to James E. Adams, by two deeds, one from James E. Covington, Clerk and Master, as Special Commissioner, of record in Book 2930, page 628, and the other from C. C. Adams et al, of record 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, of record in Book 2994, page 126, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James L. Shelton and wife, Osalene S. Shelton their heirs and assigns, forever.

And I do covenant with the said James L. Shelton and wife, Osalene S. Shelton 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 James L. Shelton and wife, Osalene S. Shelton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of June, 19 62

James E. Adams

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