K 3406

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 Hubert H. Massey and wife, Nellie Massey, 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 Hubert H. Massey and wife, Nellie Massey

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. 14 on the Plan of Parklawn Estates of record in Book 3106, page 47, Register's Office for said County. Said Lot No. 14 fronts 72 feet on the west side of Marwood Court and extends back 265.5 feet on the south line and 267.3 feet on the north line, which is a broken line, to a dead line in the rear on which it measures 57.8 feet. Being part of the property conveyed to James E. Adams, by deed from Mary M. Turrentine, et al, of record in Book 3220, page 495, and by deed from Billy L. Rogers and wife, of record in Book 3225, page 577, said Register's Office.

This conveyance is made subject to restrictions filed for record September 26, 1961 in Book 3282, page 475, Register's Office for said County.

James E. Adams, herein named as Grantor, is married to Mary L. Adams, and an instrument has been filed in said Register's Office 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 Hubert H. Massey and wife, Nellie Massey

their heirs and assigns, forever.

And I do covenant with the said Hubert H. Massey and wife, Nellie Massey

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 Hubert H. Massey and wife, Nellie Massey

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

Witness MY hand this 24th day of July, 1962

James E. Adams

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