BK 3464

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---$10.00----------

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by J. C. Adams and wife, Marion Frances Adams, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, JAMES E. WIGGS and wife, LOUISE B. WIGGS

have bargained and sold, and by these presents do transfer and convey unto the said J. C. ADAMS and wife, MARION FRANCES ADAMS

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of the John Butterworth Tract "C"on a survey made by Hickerson-Miller Engineers-Surveyors, dated March 28, 1957 and described as follows;

Beginning at a point in the center line of Lickton Pike at the corner of Tracts "B" and "C"in the east line of Tract "F"; thence with the center line of said Pike, North 19 degrees East 532 feet to a point; thence northerly around a slight curve, 246 feet to a point in a roadway near a bridge crossing a creek; thence crossing said creek,South 33degrees 30' East 190 feet to a point near an old county road; thence South 14 degrees West partly along the center line of a creek, 119 feet to a point in the center of said creek; thence with the center of said Creek; South 16 degrees West 295 feet; South 1degree 30' East 200 feet; South 9 degrees 15' West 38 feet to a corner of Tracts "B" and "C"; thence with the line between said tracts North 71 degrees West 255 feet to the point of beginning, containing 3.2 Acres, more or less.

Being the same property conveyed to James E. Wiggs and wife, Louise B Wiggs, by deed from J. R. Rosson and wife, Lola Rossen, of record in Book 2643, page 139, 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 J. C. Adams and wife, Marion Frances Adams their heirs and assigns, forever.

And we do covenant with the said J. C. Adams and wife, Marion Frances Adams that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, James E. Wiggs and wife, Louise B. Wiggs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. C. Adams and wife, Marion Frances Adams their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28 day of November, 1962

James E Wiggs

Louise B Wiggs

PG 233