K 3467

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 Henry T. Taylor and wife, Mildred J. Taylor, 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 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.

I, James E. Adams

have bargained and sold, and by these presents do transfer and convey unto the said Henry T. Taylor and wife, Mildred J. Taylor

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 Kingswood Park, as of record in Book 2900, page 70, Register's Office for said County. Said lot fronts 180 feet on the west side of Larkway Drive and runs back 227.1 feet on the north line and 155 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 205.3 feet.
Being the same property conveyed to James E. Adams, by deed from C. C. Adams, et al, as of record in Book 3461, page 445, said Register's Office.

This conveyance is made subject to restrictions filed for record October 5, 1959, in Book 2963, page 153, as corrected as to book and page number by instrument in Book 3177, page 227, were made applicable to this Subdivision by instrument of record in Book 3030, page 491, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Henry T. Taylor and wife, Mildred J. Taylor

their heirs and assigns, forever.

And I do covenant with the said Henry T. Taylor and wife, Mildred J. Taylor

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.

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 Henry T. Taylor and wife, Mildred J. Taylor

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

Witness my hand this 17th day of December, 19 62

James E. Adams

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