K 3506

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

TEN & NO/100- DOLLARS

Cash in hand paid by James Onell Wallace and wife, Mary Hardwick Wallace, the receipt of which is hereby acknowledged, and other good and valuable consideration,
I, C. C. Adams, Successor Trustee, with full power to sell, transfer, convey, mortgage or otherwise encumber,
have bargained and sold, and by these presents do transfer and convey unto the said JAMES ONELL WALLACE AND WIFE, MARY HARDWICK WALLACE 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 8th Civil District of Davidson County, Tennessee, being Lot No. 67 on the Plan of Hillwood Park, as of record in Book 3300, page 27, Register's Office for said County.

Said Lot No. 67 fronts 244.9 feet on the southerly side of Knob Road and extends back 167.0 feet on the westerly line and 169.0 feet on the easterly line, to a line in the rear on which it measures 231.6 feet.

Being part of the property vested in C. C. Adams, Successor Trustee, by instruments of record in Book 3315, page 28, and Book 3436, page 327, Register's Office for said County.

The grantor herein warrants and covenants with the grantee, that the restrictive covenants applicable to the premises, do not prohibit the use thereof for a kindergarten or day care home for children.

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 ONELL WALLACE AND WIFE, MARY HARDWICK WALLACE, their heirs and assigns, forever.

And I do covenant with the said James Onell Wallace and wife, Mary Hardwick Wallace 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, C. C. Adams, Successor Trustee, do further covenant and bind myself, my successors and assigns to warrant and forever defend the title to the said land to the said James Onell Wallace and wife, Mary Hardwick Wallace, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of February, 1963

C. C. Adams
Successor Trustee

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