BK 3507

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 Leroy Doub and wife, Anna M. Doub, the receipt of which is hereby acknowledged, and other good and valuable consideration,

We, C. C. Adams and James E. Adams, have bargained and sold, and by these presents do transfer and convey unto the said LEROY DOUB AND WIFE, ANNA M. DOUB, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 1 on the Plan of Clover Nook, as of record in Book 2900, pages 51 and 52, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Clovernook Drive, at the common front corners of Lots Nos. 1 and 83; thence with the line between said lots northeastwardly 150.7 feet to a concrete monument at the common rear corners of Lots 82 and 83; thence with the line between lots Nos. 1 and 82, 172.6 feet, passing the common rear corners of Lots Nos. 81 and 82 at 145.0 feet, to a concrete monument at the common rear corners of Lots Nos. 1 and 2; thence with the line between Lots Nos. 1 and 2, southwestwardly 380.0 feet to a point in the northerly margin of Ivywood Drive at the common corners of Lots 1 and 2; thence with said margin of said Drive, westwardly 100 feet to a concrete monument at the beginning of a curve having a radius of 25.0 feet; thence around said curve, northwestwardly 36.79 feet to a concrete monument in the northeasterly margin of Clovernook Drive; thence with said margin of said Drive, northwestwardly 214.7 feet to the point of beginning.

Being part of the property conveyed to C. C. Adams and James E. Adams by deeds from: James E. Covington, Clerk & Master, of record in Book 2930, page 624; and from Tellius E. Gann and wife, Calma D. Gann, of record in Book 2956, page 295, 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 Leroy Doub and wife, Anna M. Doub, their heirs and assigns, forever.

And we do covenant with the said Leroy Doub and wife, Anna M. Doub, 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, C. C. Adams and James E. Adams, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leroy Doub and wife, Anna M. Doub, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27th day of February, 1963

C. C. Adams

James E. Adams

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