K 3619

WARRANTY DEED ATC-10811A

For and in consideration of the sum of TEN * DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

IRA T. ADAMS and wife, MARTHA S. ADAMS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MISS M. BETTY DORAN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly part of Lot No. 52 on the Plan of Sunset Park, as resubdivided and shown on the Plan of record in Book 3500, page 34, Register's Office for said County, and originally shown on the Plan of record in Book 332, page 132, said Register's Office.

According to the first mentioned plan, said part of said lot fronts 45.3 feet on the south side of West Ashwood Avenue and runs back between lines, 160.5 feet to a dead line in the rear on which it measures 43.5 feet.

Being the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by deed from Mrs. Theodora S. Roberts, as of record in Book 3574, page 337, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 20th day of September, 19 53

Martha S. Adams

Ira T. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Ira T. Adams and wife, Martha S. Adams, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of September, 19 53

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1956

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY Received for record

#22500. L-15434

WARRANTY DEED
CB&F
From 87252
IRA T. ADAMS and wife,
MARTHA S. ADAMS
To
MISS M. BETTY DORAN

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