BK 3643

WARRANTY DEED

ATC 108911

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,

WE, IRA T. ADAMS and wife, MARTHA S. ADAMS, have bargained and sold, and by these presents do transfer and convey unto REGINA ROSA REALE HIGDON and her father PAT N. REALE, as joint tenants, with the right of survivorship, and to the heirs and assigns of the survivor of them, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 11 on the Plan of Lone Oak Court, of record in Book 3300, page 67, Register's Office for said County, being a triangular lot described as follows:

Beginning in the southerly margin of Castleman Court at the common front corners of Lots Nos. 10 and 11 shown on said Plan, and running thence westwardly and southwestwardly, along the margin of Castleman Court, a total distance of 233.66 feet; thence south 80°44' east a total distance of 194.41 feet to the common rear corner of said Lots Nos. 10 and 11; thence, along the line between said two lots, northwardly 164.4 feet to the beginning.

Being part of the same property conveyed to Ira T. Adams and wife, Martha S. Adams, by deed from Willa Dean (H) Wirth, of record in Book 3316, page 241, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said REGINA ROSA REALE HIGDON and her father PAT N. REALE, as joint tenants, and to the heirs and assigns, forever, of the survivor of them.

And we do covenant with the said REGINA ROSA REALE HIGDON and her father PAT N. REALE 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, Ira T. Adams and wife, Martha S. 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 REGINA ROSA REALE HIGDON and her father PAT N. REALE, and to the heirs and assigns of the survivor of them, against the lawful claims of all persons.

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