WARRANTY DEED

BOOK 3849 PAGE 146

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ira T. Adams (NAME:)	Ira T. Adams (NAME:)	16D-W9-22320
1618-1620 Glen Echo Road (STREET ADDRESS OR ROUTE NUMBER)	3910 General Bate Drive (STREET ADDRESS)	Map 117-15
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 33 M.O

For and in Consideration of the sum of Fourteen Thousand and no/100 ($14,000.00) *DOLLARS*

of which $2,742.02 has been paid in cash by Ira T. Adams and wife, Martha S. Adams, the receipt of which is hereby acknowledged, and for the remainder the said Ira T. Adams and wife, Martha S. Adams, have assumed and agreed to pay the unpaid balance of $11,257.98 of an original indebtedness of $11,500.00 secured by deed of trust of record in book 3720, page 454, and assigned to Kansas City Life Insurance Company of Kansas City, Missouri, by instrument of record in book 3720, page 458, Register's Office for Davidson County, Tennessee,

I, Clarence Sutherland, III, unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Ira T. Adams and wife, Martha S. Adams, 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. 23 on the Map of Hillmont Subdivision, as of record in book 1424, page 37, Register's Office for said County.
Said lot No. 23 fronts 105 feet on the north side of Glen Echo Road and runs back between lines 152 feet on the west line and 171.7 feet on the east line to a dead line in the rear on which it measures 106.9 feet.
Being the same real property conveyed to Clarence Sutherland, III, by deed from I. Frank Taylor and wife, of record in book 2544, page 285, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Glen Echo Road and conditions of owners certificate, as shown on plan of record in book 1424, page 37, said Register's Office; and to restrictive covenants contained in deed of record in book 1471, page 325, said Register's Office.



This is improved (X) unimproved ( ) property, known as 1618-1620 Glen Echo Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ira T. Adams and wife, Martha S. Adams, their ..... *heirs and assigns, forever.*

And I *do covenant with the said* Ira T. Adams and wife, Martha S. Adams, *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.*, except by deed of trust as above set out.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ira T. Adams and wife, Martha S. Adams, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 28th *day of* December, *19* 64 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clarence Smith Herbert III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Clarence Sutherland, III, unmarried

the bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* December, *19* 64

Alice McMahon, *Notary Public.*

Commission Expires April 25, 1966

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that .....he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 21.00
PROBATE .50
TOTAL $ 21.50

JAN 8 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JAN 8 - 1965
CT

64479

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 8 3 06 PM '65
NOTED: BOOK 110 PAGE 488
RECORDING FEE $ 2.00
DEP. REG. 2

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

GUAR. TITLE to 18188

WARRANTY DEED

FROM
Clarence Sutherland, III

TO
Ira T. Adams et ux.