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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Hutton, Jr. et ux	James L. Hutton, Jr. et ux	18520 OH
(NAME:) Kingsview Court	(NAME) Kingsview Court	Map 146-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 40
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS*

cash in hand paid and other good and valuable considerations to us paid by JAMES L. HUTTON, JR. and wife, MARJORIE K. HUTTON, the receipt 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 the said* JAMES L. HUTTON, JR. and wife, MARJORIE K. HUTTON, 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. 20 on the Plan of Forest Park Subdivision, as of record in Book 2900, page 122, Register's Office for said County.

Said Lot No. 20 begins at an iron pin in the easterly margin of Kingsview Court, the common front corner of Lots Nos. 19 and 20; thence northwardly with the easterly margin of said Court, 177.4 feet to a concrete monument, the beginning of a curve; thence northeastwardly around said curve 42.7 feet to a concrete monument in the southerly margin of Evansdale Drive; thence eastwardly with the margin of Evansdale Drive, 240 feet to an iron pin, the common front corner of Lots Nos. 20 and 21; thence southwardly along the line between Lots Nos. 20 and 21, 142 feet to a concrete monument; the common rear corner of Lots Nos. 19, 20, and 21; thence westwardly along the line between Lots Nos. 19 and 20, 226.1 feet to the point of beginning.

Being part of the real property conveyed to Ira T. Adams, by deed from Clark B. Rollins, Jr. and wife, of record in Book 3785, page 386, said Register's Office.

This conveyance is made subject to restrictive covenants and agreement of record in Book 3429, page 111, and Book 3162, page 513, Register's Office for Davidson County, Tennessee; easement of record in Book 909, Page 337, Register's Office for Davidson County, Tennessee; Owner's Certificate, 10 foot easement for public utility purposes along easterly line of premises, overhang easement in northwest corner and a 75 foot building setback line from Kingsview Court and Evansdale Drive, as shown on Plan of record in Book 2900, page 122, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Kingsview Court, 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 JAMES L. HUTTON, JR. and wife, MARJORIE K. HUTTON, their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES L. HUTTON, JR. and wife, MARJORIE K. HUTTON *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.*, except by restrictive covenants, agreement, easements, Owner's Certificate, and setback line as hereinabove set forth, subject to which this conveyance is executed, and taxes for the year 1965, which have been prorated and assumed by the Grantees.

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* JAMES L. HUTTON, JR. and wife, MARJORIE K. HUTTON, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 6th *day of* April, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ira T. Adams
Ira T. Adams

Martha S. Adams
Martha S. Adams

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

the bargainors, 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 6th day of April, 1965.

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.....

Value
29,000.00

182872

Return to
GUAR. TITLE

WARRANTY DEED

FROM

Ira T. Adams et ux

TO

James L. Hutton, Jr. et ux

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID APR 7

STATE TAX $
PROBATE
TOTAL $

DEP. FEE

RECD. APR 7 3 04 PM '85

FELIX Z. "WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENNESSEE

75623

Compliments of



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