THIS INSTRUMENT PREPARED BY A. B. NEIL, JR., ATTORNEY, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219.

BOOK 4581 PAGE 632

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr. Boyd Adams and wife, Dorothy Ann Adams, 146 - 7th Avenue, North | Same (NAME) | Map ~~97~~ 94 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Parcel 62 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | M.P. |

*For and in Consideration of the sum of* Thirteen Thousand ($13,000.00) and no/100 ---------- *DOLLARS*, cash in hand paid, the receipt of all of which is hereby acknowledged, we, Elbert M. Davidson and wife, Edith Lee Davidson, and Bessie D. Kirby, a widow,

| | | | | | |
|---|---|---|---|---|---|
| MAR-6[illegible] | CONV | 13,000.00 | | | |
| MAR-6[illegible] | S'TAX | | A* | 33.80 | |
| MAR-6[illegible] | PR'FEE | | A* | .50 | |
| MAR-6[illegible] | W'DEED | | A* | 8.00 | * 42.30 |

*have bargained and sold, and by these presents do transfer and convey unto the said* Boyd Adams and wife, Dorothy Ann Adams, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George M. Watkins, Surveyor, dated October 20, 1949, as beginning at an iron pin in the westerly margin of Lebanon Road at the southeast corner of the Stokely Merritt property, thence along the margin of said road, south 27 degrees west 100 feet; thence south 19 degrees 30' west 57 feet to an iron pin at the intersection of said road and a driveway; thence leaving the road, south 89 degrees 30' west 308 feet to an iron pipe; thence along a fence line north 6 degrees 30' west 166 feet to a post in a fence line, in Stokely Merritt's line; thence along Merritt's line and along a fence, south 86 degrees 45' east 390 feet to the beginning, containing one acre, more or less.

Being the same property conveyed to Elbert M. Davidson and wife, Edith Lee Davidson, Al Claxton and wife, Martha Claxton, by deed from Linda C. Duke, unmarried, of record in Book 3807, page 327, Register's Office for Davidson County, Tennessee, and by deed from Al Claxton and wife, Martha Claxton to Bessie D. Kirby, as of record in Book 4348, page 39, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $13,000.00

Subscribed and sworn to before me, this the 1st day of March, 19 72

Affiant

My commission expires: October 28, 1974.
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1740 Lebanon Road, Nashville, Tennessee 37210
(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* Boyd Adams and wife, Dorothy Ann Adams, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Boyd Adams and wife, Dorothy Ann Adams *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 taxes for the year 1972 which are pro-rated and assumed by the Grantee.

*And* we, Elbert M. Davidson & wife, Edith Lee Davidson & Bessie D. Kirby, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Boyd Adams and wife, Dorothy Ann Adams, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hands this* 25th *day of* February, *19*72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bessie D. Kirby

Elbert M. Davidson

Edith Lee Davidson

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me,* I. C. Simpkins, *a Notary Public in and for said County and State, the within named* Elbert M. Davidson & wife, Edith Lee Davidson, and Bessie D. Kirby,

*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* 26th *day of* February, *19* 72.

I. C. Simpkins, *Notary Public.*

*Commission Expires* October 28, 1974.

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*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*.....

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*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*.....

# WARRANTY DEED

FROM

ELBERT M. DAVIDSON, ET UX,

ET AL

TO

BOYD ADAMS ET UX

File: Union Trust Company
500 Union Street
Nashville, Tennessee

B5092 25

IDENTIF. REFERENCE

MAR 6 3 27 PM '72

FELIX Z. HUGHETT REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE