This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
144-15-20	Mr/Mrs Carl E. Adams, Jr.	SAME ~~First American National Bank 4th and Union Nashville, Tennessee~~
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
FH-13050	2021 Kingsbury Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

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,

SEP 22 72	CONV	52,500.00			
SEP 22 72	S'TAX		A*	136.50	
SEP 22 72	PR'FEE		A*	.50	
SEP 22 72	W'DEED		A*	4.00	* 141.00

GRAHAM M. CHEN and wife, MARTHA C. CHEN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CARL E. ADAMS, JR., and wife, JANICE W. ADAMS

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 Lot No. 42 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62.

Being the same property conveyed to Graham M. Chen and wife, Martha C. Chen by deed from Frank Florczak, Jr., and wife, Jane Florczak of record in Book 4542, page 343.

This conveyance is made subject to restrictions of record in Book 2435, page 237, made applicable to the land in question by instrument in Book 2446, page 405, and corrected by instrument in Book 2447, page 303, and amended in Book 2603, page 440, and further amended by instrument in Book 4207, page 397.

G. F. Cole, Jr., a member of the Committee appointed by instrument of record in Book 4207, page 397, joins in this deed to give consent to this transfer, and to signify full satisfaction of all requirements contained in the restrictions set forth above as to the offer to reconvey and as to the standard of improvements.

G. F. Cole, Jr. Member of Committee

G. F. Cole, Jr.
Member of Committee

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, except for 1972 taxes, which have been prorated and assumed by the Buyers.

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.

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 (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 25th day of August, 1972.

Martha C. Chen
Martha C. Chen

Graham M. Chen
Graham M. Chen

BOOK 1640 PAGE 50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen D. Scott a Notary Public in and for the State and County aforesaid, personally appeared the within named Graham M. Chen the bargainor(s), 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, the 15th day of September, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lesley Neale Moore Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Martha C. Chen the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 25 day of August, 1972.

Lesley Neale Moore Jr.
Notary Public

My commission expires: 10-24-73

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 1972

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL)

Notary Public

WARRANTY DEED
REF/vs

FROM GRAHAM M. CHEN AND WIFE

TO CARL E. ADAMS, JR., AND WIFE

B 7 7 1 0 8

IDENTIF. REFERENCE

SEP 22 3 02 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To: REAU E. FOLK, JR. ATTY.
38 29 Cleghorn Ave
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named G. F. Cole, Jr., Member of Committee the bargainor(s), 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, the 15th day of September, 1972.

Helen D Scott
Notary Public

My commission expires: May 25, 1975