BOOK 4795 PAGE 520

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| J. C. Adams et ux | Same | |
| (NAME) Sawyer Brown Rd | (NAME) Same | 162-14 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee | (STREET ADDRESS) Nashville, Tennessee | 162 Pt |
| (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, the receipt of which is hereby acknowledged,

I, I. R. SCHULMAN, TRUSTEE,

*have this day bargained and sold, and do hereby transfer and convey unto the said* J. C. ADAMS and wife, MARIAN F. ADAMS, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 58 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, Register's Office for said County, and described as follows:

Said lot No. 58 fronts 104.26 feet on the northerly side of Sawyer Brown Road and runs back between lines 122.48 feet on the westerly line and 146.0 feet on the easterly line to a dead line in the rear on which it measures 100.05 feet.

Being part of the property conveyed to I. R. Schulman, Trustee, with full power to sell, mortgage, convey or encumber, without the joinder of any beneficiary, by deed from James E. Patterson and wife, of record in Book 4094, page 783, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4265, page 777, as amended in instrument of record in Book 4379, page 833, Register's Office for Davidson County, Tennessee; owner's certificate, certain setback lines, easements and sewer line and other utility and drainage easements, as shown on plan of record in Book 4175, page 30, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $2,500.00

Subscribed and sworn to before me, this the 11 day of March 1974

J. C. Adams
Affiant

My commission expires: My Commission Expires August 16, 1977 (Affix Seal)

Margaret V. Gooden
Notary Public

This is unimproved ( ) improved (X) property, known as 0 (House Number) Sawyer Brown Road (Street) Nashville, Tennessee (P. O. Address: City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* J. C. ADAMS and wife, MARIAN F. ADAMS, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as hereinabove set forth, and taxes for the year 1974, subject to which this conveyance is executed.

I *further covenant and bind* myself, my successors ~~XXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* J. C. Adams and wife, Marian F. Adams, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* this 28th *day of* February, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

I. R. Schulman, Trustee

This instrument prepared By
Schulman, McCarley, Hollins and Pridd
P. O. Box 2707
Nashville, Tennessee 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Margaret V. Gooden, a Notary Public in and for said County and State, I. R. Schulman, Trustee,

the within named 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 28th day of February, 19 74.

My Commission Expires August 16, 1977 Margaret V. Gooden 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

MAR 12 74 CONV *2,500.00
MAR 12 74 S TAX A* 6.50
MAR 12 74 PR FEE A* .50
MAR 12 74 W DEED A* 4.00 * 11.00

C 45299

IDENTIF. REFERENCE

MAR 12 2 11 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

I. R. Schulman, Trustee

TO

J. C. Adams et ux

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE