1684

WARRANTY DEED Form 1061 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and no/100 DOLLARS

Cash in hand paid by Sherman Allen Dyer and wife Daisy T. Russell Dyer, and other good and valuable consideration, the receipt whereof is acknowledged by James L. Russell,

I, James L. Russell, a single or unmarried man

have bargained and sold, and by these presents do transfer and convey unto the said Sherman Allen Dyer and wife, Daisy T. Russell Dyer, 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. 91 on the unrecorded plan of part of the Priest Home Place.

Said Lot No. 91 fronts 50 feet on the northerly side of Russell, formerly Ruth Street, and runs back between parallel lines, with the westerly margin of South 18th Street, 160 feet to an alley.

Being the same property conveyed to James L. Russell by deed from J. T. Carpenter and wife, of record in Book 1314, page 91, Register's Office for said County.

The aforesaid property is convyed to Sherman Allen Dyer and wife, Daisy T. Russell Dyer subject to a balance of $_____, represented by grantor to be due and owing pursuant to the instrument of record in Book _____ page _____, Register's Office for Davidson County, Tennessee.





To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sherman Allen Dyer and wife, Daisy T. Russell Dyer, their heirs and assigns, forever.

And I do covenant with the said Sherman Allen Dyer and wife, Daisy T. Russell Dyer 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 for indebtedness as described above.

And I, James L. Russell do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Sherman Allen Dyer and wife, Daisy T. Russell Dyer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 26th day of February, 1949

J. L. Russell

James L. Russell

STATE OF TENNESSEE
~~Residence~~ County

Personally appeared before me, WILLIAM H. ROBIN, a Notary Public in and for said County and State, the within named James L. Russell, a single man

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 Davidson, Tennessee, this 26th day of February, 1949

Commission expires July 5, 1952

William H. Robin
Notary Public

315