K 1779

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ ----------$10.00---------- **DOLLARS**

----------TEN AND NO/100----------

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, D. E. RAWLS AND WIFE, ALICE M. RAWLS

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS LARRY RUSSELL, JR. AND WIFE, EVELYN ELIZABETH RUSSELL

THEIR **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE MAP OF JOYWOOD HEIGHTS, SECTION 1, AS OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WESLEY AVENUE AT THE CORNER OF LOTS NOS. 38 AND 39 ON SAID PLAN; THENCE WITH THE SOUTHERLY MARGIN OF SAID WESLEY AVENUE, EASTWARDLY 69 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A SOUTHEASTERLY DIRECTION 40.2 FEET TO A POINT IN THE WESTERLY MARGIN OF OAKWOOD AVENUE; THENCE WITH THE WESTERLY MARGIN OF SAID OAKWOOD AVENUE, SOUTHWARDLY 152.3 FEET TO THE NORTHEAST CORNER OF LOT NO. 37 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 37 AND 38, WESTWARDLY 87 FEET TO THE COMMON CORNER OF LOTS NOS. 36, 37, 38 AND 39; THENCE WITH THE LINE BETWEEN SAID LOTS NOS. 38 AND 39, NORTHWARDLY 180.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO D. E. RAWLS AND WIFE, ALICE M. RAWLS, BY DEED FROM ALLEN DOBSON AND WIFE, OF RECORD IN BOOK 1425, PAGE 427, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS AND EASEMENTS APPLICABLE TO THE ABOVE DESCRIBED PROPERTY.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THOMAS LARRY RUSSELL, JR. AND WIFE, EVELYN ELIZABETH RUSSELL, THEIR heirs and assigns, forever.

And WE do covenant with the said THOMAS LARRY RUSSELL, JR. AND WIFE, EVELYN ELIZABETH RUSSELL 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.

And WE, D. E. RAWLS AND WIFE, ALICE M. RAWLS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said THOMAS LARRY RUSSELL, JR. AND WIFE, EVELYN ELIZABETH RUSSELL, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 22 day of NOVEMBER, 19 49.

D. E. Rawls

Alice M. Rawls.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, S. P. Kavanaugh, a Notary Public in and for said County and State, the within named D. E. RAWLS AND WIFE, ALICE M. RAWLS

the bargainor S, 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 22 day of NOVEMBER, 19 49

Commission expires April 11, 1951

S. P. Kavanaugh
Notary Public

AUGUSTUS TENNESSEE DAVIDSON COUNTY

82333

WARRANTY DEED

FROM

D. E. RAWLS AND WIFE,

ALICE L. RAWLS

TO

THOMAS LARRY RUSSELL, JR. AND WIFE, EVELYN ELIZABETH RUSSELL

KIMBROUGH PHILLIPS COMPANY

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