K 1783

Do Not Publish

WARRANTY DEED

86131

EUGENE RUSSELL AND WIFE, OLETA M. RUSSELL

TO

THOMAS GOODALL BAILEY AND WIFE, JANE G. BAILEY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 3 day of JAN A.D. 1950
at 12:40 o'clock P.M.
Noted in Book ... Page ...
Recorder ... Fee ... $1.10
Recording Fee ...
FELIX Z. WILSON, Register
By ... Dpt. Reg.

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other valuable considerations cash in hand paid by THOMAS GOODALL BAILEY and wife, JANE G. BAILEY, the receipt of which is hereby acknowledged and the further consideration as hereinafter provided, we, EUGENE RUSSELL and wife, OLETA M. RUSSELL, have bargained and sold and do hereby transfer and convey unto the said Thomas Goodall Bailey and wife, Jane G. Bailey, their heirs and assigns, in fee simple, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lots Nos. 6 and 7 on the plan of Esteswood Subdivision, as of record in book 974, page 30, Register's Office for said County.
>
> Said lots Nos. 6 and 7 front together 200 feet on the westerly side of Estes Avenue and run back between parallel lines, 310 feet to a dead line.
>
> Being the same property conveyed to Eugene Russell and wife, Oleta M. Russell, by deed from P. M. Estes and wife, of record in book 1088, page 86, said Register's Office.

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 Goodall Bailey and wife, Jane G. Bailey, their heirs and assigns, forever. And we do covenant with the said Thomas Goodall Bailey and wife, Jane G. Bailey, 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 as follows: Restrictive covenants contained in an instrument executed by P. M. Estes et al, of record in book 1090, page 98, Register's Office for Davidson County, Tennessee, and by restrictive covenants contained in an instrument executed by Gray M. Estes, et al, dated June 15, 1937, of record in book 1049, page 546, Register's Office for Davidson County, Tennessee; and deed of trust executed by Eugene Russell and wife, to W. H. Haynes, Trustee, of record in Book 1705, page 151, Register's Office for Davidson County, Tennessee, to secure to the Third National Company, the payment of a note dated May 11, 1949, for $2,500.00, on which no payment of principal has been made.

G 481