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WARRANTY DEED Form 1001 Published by Tennessee Title Company

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

TEN & NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Emmett Russell, Jr., and wife, Lutie Price Russell, and other good and valuable consideration, receipt of which is hereby acknowledged,

We, Harry Warden and wife, Alma F. Warden

have bargained and sold, and by these presents do transfer and convey unto the said Emmett Russell, Jr., and wife, Lutie Price Russell

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. 47 on the Plan of Woodmont Estates, Section No. 2, as of record in Book 1130, page 99, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Abbott Martin Road at the corner of Lots Nos. 47 and 48; thence with the line between said two lots, northwardly 196.6 feet to a point in the southerly line of Lot No. 70; thence with the same, westwardly 22.2 feet to the corner of Lots Nos. 70 and 71; thence with the line between said lots Nos. 47 and 71, westwardly 158 feet to the easterly margin of Sugar Tree Place; thence with the same, southwardly 157.7 feet to the beginning of a curve; thence around said curve, in a southeasterly direction, 37.73 feet to the northerly margin of Abbott Martin Road; thence with the same, eastwardly 134.3 feet to the beginning.

Being property conveyed to Harry Warden and Alma F. Warden, as joint tenants with right of survivorship and not as tenants in common, by deed from Third National Bank in Nashville , Trustee under the Will of G. A. Puryear, Sr., deceased, et al, of record in Book 1851, page 43, said Register's Office. [redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emmett Russell, Jr., and wife, Lutie Price Russell their heirs and assigns, forever.

And we do covenant with the said Emmett Russell, Jr., and wife, Lutie Price 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, except for 1950 taxes which are pro-rated and assumed by the purchasers,

And We, Harry Warden and wife, Alma F. Warden do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Emmett Russell, Jr., and wife, Lutie Price Russell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of November, 19 50. [redacted]

Harry Warden

Alma F. Warden

STATE OF TENNESSEE
Davidson County

Before me, appeared before me, Thomas L. Carr, a Notary Public in and for said County and State, the within named Harry Warden and wife, Alma F. Warden

the bargainor, 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 7th day of November, 19 50.

My Commission Expires ~~My Commission Expires~~ OCT. 4, 1954

Thomas L. Carr
Notary Public

DAVIDSON COUNTY TENNESSEE

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