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WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 1,000.00

One Thousand DOLLARS

paid in cash, receipt of which is hereby acknowledged, I, Annie Ruth Russell

have bargained and sold, and by these presents do transfer and convey unto the said Coen C. Cloyd, ANd wife Sue S Cloyd their heirs and assigns, All my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lots No. 3 and 4 on the Plan of Colonial Village as of record in Book 1424, page 58, Register's Office for Davidson County, Tennessee.

Said lots Nos. 3 and 4 adjoin and are described more particularly as follows: Said lot No. 3 fronts 70 ft. on the easterly side of Donelson Pike and runs back between parallel lines 195.20 ft. on the northerly side and 196.02 ft. on the southerly side to a dead line and measures 70 ft. thereon. Said lot No. 4 is described as follows: Beginning at the point where lots Nos. 3 and 4 adjoin on the southerly side of Donelson Pike; thence southerly with the easterly margin of Donelson Pike 49.89 ft.; thence in an arc with the intersection of Donelson Pike and Colonial Circle thence following said arc with a radius of 25 ft., 39.54 ft. to a point on the northerly margin of Colonial Circle; thence eastwardly with the northerly margin of Colonial Circle 171.60 ft. to a point; thence northerly with the westerly margin of Lot No. 9 in said Subdivision 72.91 ft. to a point; thence westwardly with the southerly line of Lot No. 3 196.02 ft. to the point of beginning.

Being a part of the same property conveyed to C. W. Russell and Coen C. Cloyd by deed from J. F. Eddins and wife, of record in Book_____, page___ Register's Office for Davidson County, Tennessee.

C. W. Russell died testate and under his Will his interest passed to Annie Ruth Russell.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Coen C. Cloyd, and wife Sue S Cloyd their heirs and assigns, forever.

And I do covenant with the said Coen C. Cloyd and wife Sue S Cloyd 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.

And I, Annie Ruth 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 Coen C. Cloyd, ~~and wife Sue S Cloyd~~ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 18 day of Sept, 1950.

Annie Ruth Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dodson Batson, a Notary Public in and for said County and State, the within named Annie Ruth Russell

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27 day of Sept 1950

Commission expires 4-5-1954

Dodson Batson
Notary Public

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