For and in consideration of the sum of $ Ten and No/100 - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

We, Ernest E. Russell and wife, Margaret Russell

have bargained and sold, and by these presents do transfer and convey unto the said J. L. Boatright and wife, Bessie Boatright, 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 the northerly 125 feet of lot No. 16 on the map of the W. W. Gray Plan of Lots at Madison, Tennessee, as of record in book 974, page 22, Register's Office for said County.

Said part of lot No. 16 fronts 100 feet on the southerly side of Melrose Avenue and runs back between parallel lines, with the westerly margin of Walker Street, 125 feet to a dead line.

Being part of the property conveyed to Ernest E. Russell and wife, Margaret Russell, by deed from Lawrence Warren and wife, of record in Book 1916, page 504, said Register's Office.

This conveyance is made subject to the restrictive covenants contained in deed from W. W. Gray and wife, to Lawrence Warren and wife, of record in book 1876, page 249, R. O. D. C. 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 J. L. Boatright and wife, Bessie Boatright, their heirs and assigns, forever.

And we do covenant with the said J. L. Boatright and wife, Bessie Boatright 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 the 1951 S. & C. taxes which have been pro-rated and assumed by the purchaser.

And We, Ernest E. Russell and wife, Margaret Russell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. L. Boatright and wife, Bessie Boatright, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 14th day of August, 19 51.

Ernest E. Russell

Margaret Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, the within named Ernest E. Russell and Margaret Russell

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 14th day of August, 19 51.

Commission expires April 5th 1955.

Hugh J. Bradley
Notary Public

$2000

WARRANTY DEED

FROM 46154

Ernest E. Russell et ux

TO

J. L. Boatright et ux

23 1951

ERS TITLE INSURANCE CORPORATION
Richmond, Virginia