K 2099

For and in consideration of the sum of $ 2,625.00----------

Twenty Six Hundred Twenty Five---------- DOLLARS

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

have bargained and sold, and by these presents do transfer and convey unto the said James Tibbott and wife, Christine Slayden Tibbott, 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. 21 on the Plan of Russwood Heights as of record in Book 2123, pages 12 and 13, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin in the Westerly margin of Trimble Road, the same being the common corner of Lots 21 and 22; thence with the dividing line between Lots 21 and 22 Westwardly 343.3 ft. to an iron pin; thence North 1° 21' East 137.7 ft. to a monument in the Southerly margin of Colewood Drive; thence with the Southerly margin of Colewood Drive Eastwardly 31°.3 ft. to a concrete monument; thence to the right around an arc having a 25 ft. radius 39.3 ft. to a concrete monument in the Westerly margin of Trimble Road; thence Southwardly 113 ft. to the point of beginning.

Being a part of the same property conveyed to Clifford W. Russell by deed from E. E. Murrey of record in Book 1541, page 621, R.O.D.C., Tennessee and devised to Annie Ruth Russell by Will of record in Will Book 64, page 203, County Court Clerk's Office for Davidson County, Tennessee.

Purchasers assume restrictions of record in Book 2098, page 60, R.O.D.C., Tennessee.

It is understood that the purchaser will make entrances in accordance with the Highway Department requirements and supervision.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Tibbott and wife, Christine Slayden Tibbott, their heirs and assigns, forever.

And I do covenant with the said James Tibbott and wife, Christine Slayden Tibbott 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, a widow,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said James Tibbott and wife, Christine Slayden Tibbott, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 28 day of October, 19 52.

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, a widow,

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 28th day of October, 19 52.

Commission expires 4-25-1954

Dodson Batson
Notary Public

81668

WARRANTY DEED

FROM
Annie Ruth Russell

TO
James Tibbott, et ux

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
2.30 THREE DOLLARS THIRTY CENTS

STATE OF TENNESSEE
DAVIDSON COUNTY

REGISTERED
1130 OCT 29 61
2.30

C. McKinley

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