2139

For and in consideration of the sum of $7,000.00- - - - - - - - - - - - - - - - - - - -

SEVEN THOUSAND & NO/100- DOLLARS paid and to be paid by W. H. Landis and wife, Helen T. Landis, as follows: $5,186.50 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $3,813.50 representing the principal unpaid balance and interest to date on a note of record in Book 1419, page 13, RODC, Tenn., payable $31.81 on the 1st day of each month, including interest at 4%, the said W. H. Landis and wife, Helen T. Landis, do agree, as evidenced by their acceptance of this instrument, to assume payment of said note and all interest accrued and to accrue to the lawful holder, or holders, thereof; we, E. E. Russell and wife, Margaret Russell, - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said W. H. LANDIS AND WIFE, HELEN T. LANDIS, 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. 13 of Block "B" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the northerly side of Harrington Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to E. E. Russell and wife, Margaret Russell, by deed from W. H. Vaughn, Jr. and wife, of record in Book 2137, page 545, said Register's Office.

(Included in the above consideration is the transfer of all funds in escrow account) (connected with the above described note.)

(Taxes for the current year will be paid by the Grantees.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. H. Landis and wife, Helen T. Landis, their heirs and assigns, forever.

And we do covenant with the said W. H. Landis and wife, Helen T. Landis, 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, excepting note above described; payment of same being specifically assumed by the Grantees.
And we, E. 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 W. H. Landis and wife, Helen T. Landis, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of March, 19 53.

Earnest E. Russell

Margaret Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Billy H. Howell, a Notary Public in and for said County and State, the within named E. E. Russell and wife, 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 Madison, Tennessee, this 12th day of March, 19 53.

Commission expires October 10, 1956

Billy H. Howell
Notary Public

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

WARRANTY DEED
FROM
E. E. RUSSELL et ux
TO
W. H. LANDIS et ux

244