K 2247

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - -TEN AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balances of two notes, dated January 19, 1949, executed by the grantors herein, one being in the original amount of $700.00 due 5 years from date, with interest at 6% per annum, payable monthly; and one being in the original amount of $1,000.00 payable in 60-monthly installments of $19.34 each, including 6% interest per annum; and secured by a vendor's lien retained in the deed of record in Book 1680, page 390, Register's Office for Davidson County, Tennessee,

we, Bonell Russell and wife, Nana Fern Russell,

have bargained and sold, and by these presents do transfer and convey unto the said B. C. MILLER and wife, ANNIE E. MILLER, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the South one-half of Lot No. 63 on the Map of Payne, Blakemore and Cummings Addition, to East Nashville, of record in Book 57, page 70, Register's Office for said County.
Said part of said lot fronts 25 feet on the easterly side of South Twelfth Street and runs back between parallel lines, 161 feet to an alley.
Being the same property conveyed to Bonell Russell and wife, Nana Fern Russell, by deed from Allen Dobson and wife, of record in Book 1680, page 390, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. C. Miller and wife, Annie E. Miller, their

heirs and assigns, forever.

And we do covenant with the said B. C. Miller and wife, Annie E. Miller

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 as hereinabove set out.
And we, Bonell Russell and wife, Nana Fern Russell,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said B. C. Miller and wife, Annie E. Miller, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of November, 1952.

Bonell Russell

Nana Fern Russell

STATE OF ~~TENNESSEE~~ Indiana
County of Marion

Personally appeared before me, James L Wikoff, a Notary Public in and for said County and State, the within named Bonell Russell and wife, Nana Fern 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 Indianapolis, ~~Tennessee~~ Indiana, this 5 day of Nov, 19

Commission expires Mar 29-1954

James L Wikoff
Notary Public

WARRANTY DEED
G-86714 dh FROM BONELL RUSSELL ET UX
10.00 TO B. C. MILLER ET UX
REGISTER'S OFFICE PLEASE NOTIFY THEM WHEN OUT. BOX
SURVEY
UNDER PAR. 11
FEB 1954
Amount $ 49
Pg 200
Recording Fee
Taxes
by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 553