THIS FORM FURNISHED BY ATTORNEYS T.T.& T. CO.

WARRANTY DEED

For and in consideration of the sum of Ten Thousand Eight Hundred and No/100 - - - - - - - -
- - - - - - - - - - - - - - - - ($10,800.00) - - - - - - - - - - - - - - - - **DOLLARS**
Cash in hand paid by William E. Russell and wife, Gertrude R. Russell, the receipt of which is hereby acknowledged, we,

Russell B. Anderson and Ira J. Estes, Jr.

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** William E. Russell and wife, Gertrude R. Russell
their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 2nd Civil District of Davidson County, Tennessee, being lot No. 15 on the map of Finley Gardens, as of record in Book 2083, page 69, Register's Office for said County, described as follows:
Beginning on the southerly margin of Finnley Drive at the corner of lots Nos. 14 and 15; thence with the line between said two lots, southwardly 133.1 feet; thence westwardly 140 feet to the easterly margin of Curry Road; thence with said road, north 25° west 55.4 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 39.3 feet to the southerly margin of Finnley Drive; thence with said drive, eastwardly 113.1 feet to the beginning. Said property was conveyed to Russell B. Anderson and Ira J. Estes, Jr. by deeds from Robert Lee Slayden and wife, of record in book 2195, page 363, and from James E. Finley and wife, of record in book 2242, page 347, said Register's Office.

This conveyance is made subject to easement for public utility purposes, building setback lines and conditions of owners certificate, as shown on plan in book 2083, page 69, and restrictive covenants of record in book 2242, page 350, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William E. Russell and wife, Gertrude R. Russell
their **heirs and assigns, forever.**

And we **do covenant with the said** William E. Russell and wife, Gertrude R. Russell
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 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Russell B. Anderson and Ira J. Estes, Jr.
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William E. Russell and wife, Gertrude R. Russell
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 15th **day of** March, 1954

Russell B. Anderson

Ira J. Estes, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, **a Notary Public in and for said County and State, the within named** Russell B. Anderson and Ira J. Estes, Jr.

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 office, this 15th **day of** March, 1954

Commission Expires July 6, 1955

O. G. Jones, **Notary Public**