K 2274

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One----------

----------($1.00)---------- DOLLARS

paid in cash by Coen C. Cloyd, 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 Coen C. Cloyd, his my 1/2 undivided interest in and to _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 7 and the northerly 2 ft. of Lot No. 8 of Colonial Village of record in Book 1424, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 and the northerly 2 ft. of Lot No. 8 adjoin and front together 72 ft. on the easterly side of Donelson Pike and runs back 202.90 ft. on the northerly line and 209 ft., more or less, on the southerly line to a dead line measuring 72 ft. thereon.

Being a part of the same property conveyed to Coen C. Cloyd and C. W. Russell by deed from C. F. Eddins and wife of record in Book_____, page_____, Register's Office for Davidson County, Tennessee and the interest of C. W. Russell was devised to Annie Ruth Russell by Will of record in Book_____, page_____, County Court Clerk's Office for Davidson County, 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 Coen C. Cloyd, his _____ heirs and assigns, forever.

And I do covenant with the said Coen C. Cloyd _____ 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 Coen C. Cloyd, his _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15th day of March, 19 54

Annie Ruth Russell

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