K 2294

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 6,000.00

Six Thousand ---------- DOLLARS

paid to us by William R. Hagan in cash, the receipt of which is hereby acknowledged,

We, William Russell and wife Nola Russell

have bargained and sold, and by these presents do transfer and convey unto the said William R. Hagan, his

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

Land in the 15th Ward of the City of Nashville, Davidson County, Tennessee, described as follows :
Beginning at a point at the northeast corner of Gray, formerly College Street and Nolensville Pike or 4th Avenue South; thence with the easterly margin of Nolensville Pike or 4th Avenue South, northwardly 96 feet to a point; thence eastwardly 120 feet to the westerly margin of a 10 foot alley; thence with same southwardly 96 feet to the northerly margin of Gray, formerly College, Street; thence with same westwardly 120 feet to the beginning.
Being the same property conveyed to William Russell and wife Nola Russell, by two deeds from Harry Diamond and wife, of record in book 1302, page 237, and book 1335, page 315, Register's Office for said County.

Taxes for 1954 have been pro rated as of date of this deed, and the Grantee herein assumes the payment of the State and County tax for 1954 on the property herein conveyed.

together with all our right, title and interest in and to any and all streets or alleys on which the said lot fronts and or abuts,

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 R. Hagan, his heirs and assigns, forever.

And we do covenant with the said William R. Hagan 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.

And we, William Russell and wife Nola 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 William R. Hagan, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of August 1954. , 194 .

William Russell

Nola Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John M Taylor, a Notary Public in and for said County and State, the within named William Russell and wife Nola 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 Nashville, Tennessee, this 14th day of August 1954, 194 .

Commission expires My Commission Expires January 13, 1958

John M Taylor
Notary Public

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