K 2335

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of . . . . . .

Ten & No/100 ($10.00) . . . . . DOLLARS

cash in hand to us paid by William J. Russell and wife, Alice Russell, the receipt of which is hereby acknowledged, and the assumption by said William J. Russell and wife, Alice Russell, of an indebtedness of record in Book 2223, page 353, of the Register's Office of Davidson County, Tennessee, and other good and valuable consideration, we Lillian S. Almond and husband, William F. Almond,

_____ have bargained and sold, and by these presents do transfer and convey unto the said William J. Russell and wife, Alice 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 Davidson County, State of Tennessee, and in the City of Nashville, as follows, to-wit:
Being Lot No. 40 in Williams Subdivision of Lot No. 159 of Boyds Home Tract, in Nashville, Tennessee, which plan is of record in Book 161, page 42, Register's Office for Davidson County, Tennessee.
Said Lot No. 40 fronts 78.6 feet on the north side of Broad Street, running between parallel lines along the easterly margin of a 15 feet alley, 248 feet to 15 feet alley in the rear and fronting last mentioned alley, 75 feet and the east line of Lot No. 40 being 246 feet, more or less.
Being the same property conveyed by deed from Mrs. Ella Ann Smith to Lillian S. Almond, of record in Book 2104, page 387, Register'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 William J. Russell and wife, Alice Russell, their heirs and assigns, forever.

And we do covenant with the said William J. Russell and wife, Alice 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 as aforestated, by deed of trust in Book 2233 page 353, dated 10/28/53, to Albert H.Thomas,Trustee, to secure $6,000., by note dated 10/28/53.

And we, Lillian S. Almond and husband William F. Almond, 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 J. Russell and wife, Alice Russell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 14th day of December 19 54.

Lillian S. Almond.
W. F. Almond.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, P. L. Hilliard, a Notary Public in and for said County and State, the within named Lillian S. Almond and husband William F. Almont,

the bargainor, 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 14th day of December, 1954.

My commission expires April24, 1957

P. L. Hilliard
Notary Public

PG 467