K 2339

WARRANTY DEED Form 1401 Published by Tennessee Title Company

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, receipt of which is hereby acknowledged, ---

James E. Caldwell & Company, a Tennessee corporation,

has bargained and sold, and by these presents does transfer and convey unto the said Robert D. Russell and wife, Sammie Mosley Russell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 50 on the Plan of Elysian Fields, Section 1, as of record in Book 1424, page 81, Register's Office for said County.

Said Lot 50 fronts 118.62 feet on the easterly side of Elysian Fields Road and runs back between lines, 325 feet to a dead line, measuring 159.1 feet thereon.

Being part of the property conveyed to the grantor herein by deed from James E. Caldwell and wife, of record in Book 881, page 188, said Register's Office.

Said property is conveyed subject to restrictions of record in Book 1715, page 151, and inBook 1788, page 108, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1715, page 151 and in Book 1788, page 108, also subject to such easements and setback lines as shown on the recorded plan above referred to.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert D. Russell and wife, Sammie Mosley Russell, their heirs and assigns, forever.

And, grantor herein covenants with the said grantees herein, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And grantor herein further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness hand this 11th day of January, 19 56.

JAMES E. CALDWELL & COMPANY

Attest: Winston Caldwell, Secretary

By [illegible], President

STATE OF TENNESSEE
Davidson County

(CORPORATION ACKNOWLEDGMENT OVER)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19 ____.

Commission expires _____

_____
Notary Public

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