K 2392

For and in consideration of the sum of Thirteen Thousand and No/100 ----------

----------($13,000.00) ----------DOLLARS

Cash in hand paid by Robert Sidney Waller, Jr. and wife, Lucy E. Waller, the receipt of which is hereby acknowledged, we,

W. P. Russell and wife, Virginia C. Russell

have bargained and sold, and by these presents do transfer and convey unto the said Robert Sidney Waller, Jr. and wife, Lucy E. Waller

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, Tennessee, being Lot No. 138 on the Plan of Brentwood Hall, Section 5, as of record in Book 2133, page 127, Register's Office for said County.

Said Lot No. 138 fronts 90 feet on the south side of Rochelle Drive, and runs back between lines, 222 feet on the westerly line, and 233 feet on the easterly line to a dead line in the rear, on which it measures 90.8 feet.

Being a part of the property conveyed to W. P. Russell and wife, Virginia C. Russell, by deed from Thomas M. Pritchett and Landon K. Smartt, of record in Book 2335, page 196, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1788, page 143, in Book 2128, page [illegible], and in Book 2099, page 531, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2133, page 127, said Register's Office, which shows a 40 foot set-back line from Rochelle Drive, and a 10 foot easement along the rear of the lot for public utilities.

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 Sidney Waller, Jr. and wife, Lucy E. Waller their heirs and assigns, forever.

And we do covenant with the said Robert Sidney Waller, Jr. and wife, Lucy E. Waller 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 [illegible] which have been [illegible] and are hereby assumed by the purchasers.

And we, W. P. Russell and wife, Virginia C. Russell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said Robert Sidney Waller, Jr. and wife, Lucy E. Waller their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 21st day of March, 1955.

W. P. Russell

Virginia C. Russell

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 W. P. Russell and wife, Virginia C. 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 office, this 21st day of March, 1955.

Commission expires July 6, 1958

O. G. Jones, Notary Public

WARRANTY DEED

FROM

W. P. RUSSELL AND WIFE,

VIRGINIA C. RUSSELL

TO 51083

ROBERT SIDNEY WALLER, JR. AND WIFE

LUCY E. WALLER

GUARANTY MORTGAGE CO. OF NASHVILLE

STATE OF TENNESSEE
DAVIDSON COUNTY

Rec'd. for record MAR 22 1955 at 2:24 P.M.
in Book 3500 Page 62
Fee $2.00

Register

PG 441