BK 2438

WARRANTY DEED

FROM E. E. Russell et ux

636327

TO J. F. Biggs and wife, Francis C.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day
of JUN A.D. 1955 M.
at 1:13 o'clock PM Page 42
Noted in Book ___ Page ___
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dpt. Reg.

[redacted] Title Company
[redacted] Insurance Company
[redacted] Building
Union
NASHVILLE
Phone 103

J. F. Biggs and wife, Francis C.

WARRANTY DEED

For and in Consideration of the sum of ($10.00)

- - - - - - - - - - - - - - - TEN AND NO/100 - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of an original note dated May 13, 1955 in the amount of $5,250.00, which note is secured by a Deed of Trust executed by E. E. Russell and wife, To E. A. Covington, Trustee, of record in Book 2412 page 43, Register's Office for Davidson County, Tennessee.

We, E. E. Russell and wife, Margaret Russell

---------- have bargained and sold, and by these presents do transfer and convey unto the said

J. F. Biggs and wife, Francis C. Biggs, 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. 21 of Block "B" on the Plan of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County, described as follows:

Beginning on the southerly margin of Harris Street at the corner of Lots Nos. 21 and 22; thence with the line between said two lots southwardly 145 feet; thence eastwardly 80 feet to the westerly margin of Idlewild Avenue; thence with said Avenue, northwardly 145 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet in a northwesterly direction to the southerly margin of said Harris Street; thence with same, westwardly to the beginning.

Being the same property conveyed to E. E. Russell and wife, Margaret Russell, by deed from Raymond H. Dowlen and wife, of record in Book 2155, page 77, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 1129, page 521; in Book 1194, page 653; in Book 1284, page 351, and an easement for public utilities and 30-foot building setback line as shown on plan in Book 974, page 69, Register's Office for Davidson County, Tennessee.

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