For and in consideration of the sum of - - - - - - - - - -Ten and No/100- - - - - - - - - - - - - - - -(\$10.00)- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, Joseph E. Russell and wife, Leonia Russell

have bargained and sold, and by these presents do transfer and convey unto the said J. J. Sanders, Sr. and wife, Emma Koonce Sanders,

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. 31 on the Plan of Miller's Addition to Edgefield, now East Nashville, as of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the easterly side of North Fifth Street, and runs back between parallel lines, with the northerly margin of Arrington, formerly Elizabeth Street, 170 feet to an alley.

Being the same property conveyed to Joseph E. Russell and wife, Leonia Russell by deed from Willie Richard Gray and wife, Emma Sue Gray of record in Book 2439, page 19, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. J. Sanders, Sr. and wife, Emma Koonce Sanders, their heirs and assigns, forever.

And we do covenant with the said J. J. Sanders, Sr. and wife, Emma Koonce Sanders 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, Joseph E. Russell and wife, Leonia 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 J. J. Sanders, Sr. and wife, Emma Koonce Sanders, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 1955

Joseph E Russell

Leonia Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles F. Brown, a Notary Public in and for said County and State, the within named Joseph E. Russell and wife, Leonia Russell

the bargainors, 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 1st day of June, 1955

My commission expires 7-2-15, 1957

Charles F. Brown
Notary Public

WARRANTY DEED

FROM

Joseph E. Russell and wife,
Leonia Russell

62782

TO

J. J. Sanders, Sr. and wife,
Emma Koonce Sanders

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of JUL A.D. 1955
at 8:29 o'clock A M.
Noted in Book 26 Page 229
Recorded in Book [illegible] Page [illegible]
Recording Fee \$2.00
JAMES P. WILSON, Register
By [illegible] Dep. Reg.

Attorney Company
NASHVILLE, TENN.