WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
----------Ten & No/100---------- DOLLARS
cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of a note secured by a deed of trust executed by Edwin Leon Eller and wife, Betty B. Eller, to Miller Kimbrough, Trustee, of record in Book 1900, page 267, R.O.D.C., Tenn., to secure Kimbrough Phillips Company the original principal sum of $8,700.00 we, Walter A. Russell and wife, Edith W. Russell

have bargained and sold, and by these presents do transfer and convey unto the said Edwin H. McHugh, Jr., and wife, Thelma J. McHugh, 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 on the Map of the Subdivision of certain lots in Oakhill Subdivision No. 1 of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the south side of Glendale Lane and runs back between parallel lines 285 feet to a dead line.

Being the same property conveyed to Walter A. Russell and wife, Edith W. Russell, by deed from Robert M. Donihi and wife, Erma Donihi, of record in Book 2274, page 275, 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 Edwin H. McHugh, Jr., and wife, Thelma J. McHugh, their heirs and assigns, forever.

And We do covenant with the said Edwin H. McHugh, Jr., and wife, Thelma J. McHugh 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 set out herein.

And we, Walter A. Russell and wife, Edith W. 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 Edwin H. McHugh, Jr., and wife, Thelma J. McHugh, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this First day of July, 19 1955

Walter A. Russell

Edith W. Russell

STATE OF NEW YORK
Duchess County } Norris A. Dauchy

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Walter A. Russell

the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 1st day of July, 19 55

Commission expires

NORRIS A. DAUCHY
NOTARY PUBLIC OF NEW YORK STATE
RESIDING DUTCHESS CO. #274
COMMISSION EXPIRES 3/30/56

Notary Public