K 2541

WARRANTY DEED

For and in consideration of the sum of Nineteen Thousand Two Hundred Fifty and No/100 ------
---------$19,250.00----------DOLLARS
Cash in hand paid by Benjamin C. Wade and wife, Janet E. Wade, 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 Benjamin C. Wade and wife, Janet E. Wade

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. 807 on the Plan of Brentwood Hall, Section 8, as of record in book 2330, page 52, Register's Office for said County, described as follows:
Beginning on the easterly margin of Overton Road at the corner of lots Nos. 806 and 807; thence with the line between said two lots eastwardly 208 feet; thence south 7° 08' west 48 feet; thence south 47° 39' west 83.9 feet to the corner of lots Nos. 807 and 808; thence with the line between said two lots westwardly 150 feet to the easterly margin of Overton Road; thence with same northwardly 110 feet to the beginning.
Being part of the property conveyed to W. P. Russell and wife, Virginia C. Russell by deed from I. R. Schulman et al, dated September 22, 1955, filed September 30, 1955, and recorded in book 2452, page 246, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benjamin C. Wade and wife, Janet E. Wade their heirs and assigns, forever.

And we do covenant with the said Benjamin C. Wade and wife, Janet E. Wade 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 1956 taxes which have been prorated 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 land to the said Benjamin C. Wade and wife, Janet E. Wade their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of June, 19 56

W. P. Russell

Virginia C. Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. M. Tenison, a Notary Public in and for said County and State aforesaid 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 7th day of June, 19 56

Commission expires February 2nd, 1957

Notary Public

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