K 2545

S- 140103

WARRANTY DEED

For and in consideration of the sum of $5.00 -

FIVE AND NO/100 - DOLLARS

Cash in hand paid, and other valuable consideration, the receipt of which is hereby acknowledged,

[redacted]

We, William P. Russell and wife, Virginia C. Russell

have bargained and sold, and by these presents do transfer and convey unto the said Lester F. Rose and wife, Hazel E. Rose,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 802 on the Plan of Brentwood Hall, Section VIII, of record in Book 2330, page 52, Register's Office for said County, described as follows:-Beginning at a point in the easterly margin of Overton Road, the common corner of Lots Nos. 802 and 803; thence along the easterly margin of Overton Road, northwardly 125.7 feet to a monument, the beginning of a curve; thence around said curve in a northeasterly direction 39.5 feet to a monument in the southerly margin of Rochelle Drive; thence along the southerly margin of Rochelle Drive, eastwardly 157 feet to a monument, the northeast corner of said Lot No. 802; thence South 17° 14' West 132 feet to a monument, the common rear corner of Lots Nos. 802 and 803; thence along the line between said lots westwardly 152.3 feet to the easterly margin of Overton Road, the point of beginning.
Being the same property conveyed to William P. Russell and wife, Virginia C. Russell, by deed from J. W. Durrett and wife, dated April 27, 1956, filed April 30, 1956, of record in Book 2536, page 577, said Register's Office.
This conveyance is made subject to restrictive covenants of record in Book 2449, page 369, said Register's Office; and the plan of record in Book 2330, page 52, Register's Office, shows a ten foot easement for public utilities along easterly line of premises, anchor easement on easterly margin of Overton Road, 50-foot building set-back line from said road, 40-foot building set-back line from Rochelle Drive, and conditions of owners certificate. 1956 taxes have been pro-rated and are assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lester F. Rose and wife, Hazel E. Rose, their heirs and assigns, forever.

And We do covenant with the said Lester F. Rose and wife, Hazel E. Rose 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, William 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 Lester F. Rose and wife, Hazel E. Rose, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of July, 1956

William P. Russell

Virginia C. Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. P. Stallworth, Jr., a Notary Public in and for said County and State, the within named William P. Russell and wife, Virginia C. Russell

the bargainor, 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 6th day of July, 1956

Commission expires February 13, 1957

J. P. Stallworth Jr.
Notary Public

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