WARRANTY DEED

For and in consideration of the sum of Two Thousand Four Hundred Fifty and no/100 - - - - - - - ($2,450.00) - **DOLLARS**

cash in hand paid by Leon D. Russell and wife, Lillian P. Russell, the receipt of which is hereby acknowledged.

We, Thomas L. Webster and wife, Marie R. Webster **have bargained and sold, and by these presents do transfer and convey unto the said** Leon D. Russell and wife, Lillian P. Russell, **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. 120 on the plan of Horton Heights, Section 2, as of record in book 1825, page 128, Register's Office for said County, described as follows: Beginning on the easterly margin of Charlotte Pike at the corner of lots Nos. 120 and 121; thence with the line between said two lots eastwardly 226.3 feet; thence northwardly 148.5 feet to the southerly margin of Summerly Drive; thence with said Drive westwardly 175.2 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.3 feet to the easterly margin of Charlotte Pike; thence with said Pike southwardly 100 feet to the beginning.
Being the same property conveyed to Thomas L. Webster and wife, Marie R. Webster by deed from Thomas C. Summers, Trustee, of record in book 2443, page 23, said Register's Office.

This conveyance is made subject to utility easement, anchor easement, building setback line and conditions of owners certificate as shown on plan of record in book 1825, page 128, and restrictive covenants as contained in book 2087, page 566, 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 Leon D. Russell and wife, Lillian P. Russell their heirs and assigns, forever.

And we do covenant with the said Leon D. Russell and wife, Lillian P. Russell 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Leon D. Russell and wife, Lillian P. Russell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of September, 19 56

Thomas L Webster

Marie R Webster

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. R. Wyatt, a Notary Public in and for said County and State, the within named Thomas L Webster and wife, Marie R. Webster 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 6th day of September, 1956

Commission expires July 27, 1959

J. R. Wyatt
Notary Public