K 2594

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00
--------TEN AND NO/100 ----------
DOLLARS

Cash in hand paid by Edwin E. O'Brien and wife, Edna B. O'Brien, and other good and valuable considerations, receipt of which are hereby acknowledged,

E. E. Russell and wife, Margaret M. Russell,

have bargained and sold, and by these presents do transfer and convey unto the said Edwin E. O'Brien and wife, Edna B. O'Brien their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being parts of Lots Nos. 1 and 2 on the Map of Bonnie Brae, Subdivision, Section One, as of record in Book 2330, page 1, and described according to a survey thereof, dated Aug. 25, 1956, made by Hal R. Swann, Jr., Surveyor as follows:

Beginning at a point in the North margin of Old Hickory Boulevard, 0.5 of a foot east of the corner of Lots Nos. 1 and 2; said point being in the east line of a Block Retaining Wall, thence along the east line of said Block Retaining Wall, 320 feet to an iron pin, which is 11.5 feet West of the corner of Lots 1 and 2; thence easterly 111.5 feet to the corner of Lots 2 and 3; thence with the line between said lots, 320 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same westerly 99.5 feet to the point of beginning.

Being part of the property conveyed to E. E. Russell and wife, Margaret M. Russell, by two deeds from Charles B. Buchanan and wife, as of record in Book 2446, page 277 and in Book 2535, page 312, said Register's Office.

This conveyance is subject to restrictions of record in Book 2333, page 501, RODC.

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 E. O'Brien and wife, Edna B. O'Brien their heirs and assigns, forever.

And we do covenant with the said Edwin E. O'Brien and wife, Edna B. O'Brien 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 taxes for 1956 which are pro rated and assumed by the grantee herein.

And we, E. E. Russell and wife, Margaret M. 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 E. O'Brien and wife, Edna B. O'Brien their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12 day of September, 19 56.

E. E. Russell

Margaret M. Russell

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named E. E. Russell and wife, Margaret M. 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 Nashville, Tennessee, this 12th day of September, 19 56.

Commission expires [illegible]

[illegible]
Notary Public

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