K 2597

WARRANTY DEED   Form 1001   Published by Tennessee Title Company

For and in consideration of the sum of $ 1.00 -

- - - - - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Ross G. Russell and wife, Mary B. Russell, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, S. Briggs Burkhalter and wife, Jean E. Burkhalter,

have bargained and sold, and by these presents do transfer and convey unto the said Ross G. Russell and wife, Mary B. 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. 146 on the Map of Rosewood Heights, Section V, as of record in Book 2331, page 39, Register's Office for said County.

Said Lot No. 146 fronts 85 feet on the west side of Potter Lane and runs back 180.8 feet on the north line and 176.5 feet on the south line, to a dead line in the rear on which it measures 85 feet.

Being part of the property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter, by deed from Suburban Properties, Inc., of record in Book 2439, page 88, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2437, page 574, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2331, page 39, which shows an Owner's Certificate, a 30-foot set-back line from Potter Lane, and a 10-foot easement along the west rear line of the lot, and an anchor easement 2½x20 feet on Potter Lane at the northeast corner of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ross G. Russell and wife, Mary B. Russell, their heirs and assigns, forever.

And we do covenant with the said Ross G. Russell and wife, Mary B. 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., except taxes for 1956 which have been prorated.

And we, S. Briggs Burkhalter and wife, Jean E. Burkhalter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ross G. Russell and wife, Mary B. Russell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of October, 1956.

S. Briggs Burkhalter

Jean E. Burkhalter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. Paul Griffin, a Notary Public in and for said County and State, the within named S. Briggs Burkhalter and wife, Jean E. Burkhalter, 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 Nashville, Tennessee, this 10th day of October, 1956.

Commission expires October 24, 1959

H. Paul Griffin
Notary Public

PG 57