K 2639

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Eighteen Thousand Five Hundred and No/100 ----------
----------$18,500.00 ---------- DOLLARS

Cash in hand paid by Morris W. Mashburn, Jr. and wife, Ruby D. Mashburn, the receipt of which is hereby acknowledged, we,

W. P. Russell and wife, Virginia Russell

have bargained and sold, and by these presents do transfer and convey unto the said Morris W. Mashburn, Jr. and wife, Ruby D. Mashburn 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. 804 on the Plan of Brentwood Hall, Section 8, as of record in book 2330, page 52, Register's Office for said County.
Said lot No. 804 fronts 101 feet on the easterly side of Overton Road and runs back 218 feet on the northerly line and 212 feet on the southerly line to a dead line in the rear on which it measures 101 feet.
Being part of the real property conveyed to W. P. Russell and wife, Virginia Russell by deed from J. W. Durrett and wife, dated May 17, 1956, filed May 21, 1956, and recorded in book 2539, page 313, 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 Morris W. Mashburn, Jr. and wife, Ruby D. Mashburn their heirs and assigns, forever.

And we do covenant with the said Morris W. Mashburn, Jr. and wife, Ruby D. Mashburn 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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And we, W. P. Russell and wife, Virginia 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 Morris W. Mashburn, Jr. and wife, Ruby D. Mashburn their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of February, 1957

W. P. Russell

Virginia Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named W. P. Russell and wife, Virginia 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 28th day of February, 1957

Commission expires February 4, 1961

A. M. Tenison
Notary Public

NOTARY PUBLIC

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