K 2647

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE

For and in consideration of the sum of $1500.00
Fifteen Hundred and no/100 - - - - - - - - DOLLARS

Cash in hand paid along with other good and valuable consideration such as a conveyance of a separate tract of land by J. Melvin Jones and wife, Hazel Jones, the receipt of which is hereby acknowledged by Robert Russell and wife, Lola May Russell.

who have bargained and sold, and by these presents do transfer and convey unto the said J. Melvin Jones and wife, Hazel Jones heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the larger portion of Tract No. 1 of a certain tract of land in the Second, formerly the Third, Civil District, described according to a survey made January 11, 1938, by Blanchard and Parrish, Surveyors.

Beginning at a point on the southerly side of Smith Springs Road, 372.3 feet east of the N. W. corner of said 28.60 acre tract; running thence with the center of said Smith Springs Road north 88° 05' east 382 feet to the N. W. corner of Robert and Lola Russell's property; thence in a southerly direction 402 feet to the S. W. corner of the Russell property; thence 275 feet to a post located on the west margin of said tract, also the S. E. corner of the Russell property; thence southwardly 710½ feet to a large cedar post thence north 88° 05' west 320 feet to a fence post; thence south 3° 25' west 243.6 feet to a cedar post in a rock pile; thence north 85° 30' west 774.6 feet to a cedar stump; thence north 5° east 979.2 feet to a stake; thence south 74° 45' east 372.3 feet to an iron stake, thence north 5° east 356.3 feet to the beginning.

The purpose of this deed of conveyance is to vest absolute title to the property herein described to the said J. Melvin Jones and wife, Hazel Jones.

Being part of the same property heretofore conveyed by O. W. Charlton and wife, Louise R. Charlton, to J. Melvin Jones and wife, Hazel Jones, Robert Russell and wife, Lola May Russell, same being listed as Tract No. 1 of this conveyance with exceptions to a corner lot being transferred to Robert Russell and wife, Lola May Russell, said instrument appears of record in Book 1385, page 148.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Melvin Jones and wife, Hazel Jones their heirs and assigns, forever.

And we do covenant with the said J. Melvin Jones and wife, Hazel Jones 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, Robert Russell and wife, Lola May 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 J. Melvin Jones and wife, Hazel Jones heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of May, 1957

Robert Russell
Lola May Russell

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