K 2736

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$10.00----------

TEN AND NO/100---------- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Ethel M. Bratton, unmarried

_____ have bargained and sold, and by these presents do transfer and convey unto the said Comer Russell and wife, Pauline Russell

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. 7 and the west 20 feet of Lot No. 6, and a small portion of the east part of Lot No. 8 on the Plan showing subdivision of part of W. B. Myer's Home Place, at Goodlettsville, Tennessee, as of record in Book 547, page 41, Register's Office for said County.

Said Lot No. 7 and the west 20 feet of Lot No. 6 and part of Lot No. 8 are more particularly described as follows:
BEGINNING at a point on the southerly margin of Connell Street, said point being the common corner of Lots Nos. 7 and 8 in said subdivision; running thence, with the southerly margin of Connell Street, east 70 feet to a point 20 feet east of the common corner of Lots Nos. 6 and 7 in said subdivision; thence in a southerly direction 140 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westerly 82 feet to a point 12 feet west of the common corner of Lots Nos. 7 and 8; thence northerly 140 feet to the southerly margin of Connell Street, the point of beginning.

Being the same property in which a 4/5 undivided interest was conveyed to Ethel M. Bratton, by deed from Elmer Padgett, et ux, et al, of record in Book 1639, page 343, said Register's Office, and the same property in which a 1/5 undivided interest was inherited by the said Ethel M. Bratton as one of the heirs-at-law of Marvin Padgett and Wife, Mae G. Padgett, both deceased.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Comer Russell and wife, Pauline Russell

their heirs and assigns, forever.

And I do covenant with the said Comer Russell and wife, Pauline Russell

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Ethel M. Bratton, unmarried,

do further covenant and bind myself my, heirs and representatives, to warrant and forever defend the title to the said land to the said Comer Russell and wife, Pauline Russell

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of January, 1958.

Ethel M. Bratton
Ethel M. Bratton

STATE TAX
RECORDING
INTANGIBLE

G 217