K 2751

WARRANTY DEED

For and in consideration of the sum of One Thousand and No/100----------
----------($1000.00)------- *DOLLARS*

Cash to us in hand paid, the receipt of which is hereby acknowledged, we, the undersigned Ernest E. Russell and wife, Margaret Russell,

have bargained and sold, and by these presents do transfer and convey unto the said W. T. Bush and wife, Mary A. Bush

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* being lot No. 19 on the Map of W. W. Gray Plan of Lots, Madison, Tennessee, as of record in Book 974, page 22, Register's Office for said County.

Said lot No. 19 fronts 100 feet on the southerly side of Melrose Avenue and runs back between parallel lines 150 feet to a dead line. Being part of the real property conveyed to Ernest E. Russell and wife, Margaret Russell, by deed from Lawrence Warren and wife, dated January 9, 1951, filed January 11, 1951, and recorded in Book 1916, page 504, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. T. Bush and wife, Mary A. Bush

their *heirs and assigns, forever.*

And we *do covenant with the said* W. T. Bush and wife, Mary A. Bush

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

And we, Ernest E. Russell, and wife, Margaret Russell

do further covenant and bind our *heirs and representatives, to warrant and forever defend the title to the said land to the said* W. T. Bush and wife, Mary A. Bush,

their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 2nd *day of* June, *19* 58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest E. Russell

Mrs Margaret Russell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lloyd W. Pate, *a Notary Public in and for said County and State,* Ernest E. Russell and wife, Margaret Russell,

the within named 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 Nashville, *Tennessee, this* 2nd *day of* June, *19* 58.

Lloyd W. Pate *Notary Public*

Commission expires June 25, 1959

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