K 2800

For and in consideration of the sum of $ 10.00

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

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

we, Tom F. Jones and wife, Ruth J. Jones,

have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH F. RUSSO AND WIFE, ELOISE W. RUSSO, 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. 12 on the Plan of Merry Oaks, Section IV, of record in Book 2330, page 128, Register's Office for said County.
Said Lot No. 12 fronts 100 feet on the north side of Cloverdale Road and runs back between lines, 147 feet on the west line and 180 feet on the east line which is a broken line, to a dead line in the rear on which it measures 69.6 feet.

Being the same property conveyed to Tom F. Jones, by deed from Harding Harold Ward and wife, of record in Book 2592, page 623, and by deed from J. W. Cross, III, and wife, of record in Book 2703, page 294, said Register's Office.

The above described property isconveyed subject to restrictive covenants of record in Book 1763, page 139, and in Book 2703,page 233, 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 Joseph F. Russo and wife, Eloise W. Russo, their heirs and assigns, forever.

And we do covenant with the said grantees 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 by 1958 taxes, which the grantees herein assume and agree to pay.
And we, the grantors herein do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of August, 1958

Ruth J. Jones

Tom F. Jones

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, E. J. Hamlett, a Notary Public in and for said County and State, the within named Tom F. Jones and wife, Ruth J. Jones

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 Nashville, Tennessee, this 8th day of August, 1958

Commission expires My 10-61

E. J. Hamlett
Notary Public

Warranty Deed

G-123227 dh

FROM TOM F. JONES ET UX

92426

TO JOSEPH F. RUSSO ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of AUG A.D. 1958 at 2:20 o'clock P.M.
Noted in Book 10 Page 226
Recorded in Book 1750 Page 82
Recording Fee
JAMES P. WILSON, Register
By
Dpt. Reg.

Published by TENNESSEE TITLE COMPANY

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