K 2805

WARRANTY DEED

For and in consideration of the sum of $10.00

Ten & NO/100 **DOLLARS**

cash in hand paid by Woodrow H. Hall and wife, Mary L. Hall and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, W. P. Russell and wife, Virginia C. Russell

have bargained and sold, and by these presents do transfer and convey unto the said Woodrow H. Hall and wife, Mary L. Hall

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 the southerly 25 feet of Lot No. 7 and the northerly 80 feet of Lot No. 8 of Block No. 3 on the plan of Overton Hills, as of record in book 843, page 66, Register's Office for said County.
Said parts of Lots Nos. 7 and 8 front together 105 feet on the westerly side of Farrar Avenue and extend back between parallel lines 160 feet to a dead line.

Being the same real property conveyed to W. P. Russell and wife, Virginia C. Russell, by deed from George C. York and wife, dated April 11, 1958, filed April 16, 1958, and recorded in book 2745, page 241, 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 Woodrow H. Hall and wife, Mary L. Hall their **heirs and assigns, forever.**

And we **do covenant with the said** Woodrow H. Hall and wife, Mary L. Hall **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 1958 taxes, which are prorated as of this date and assumed by buyer.

And we, W. P. Russell and wife, Virginia C. 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** Woodrow H. Hall and wife, Mary L. Hall their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 19th **day of** September, **19** 58

W. P. Russell

Virginia C. Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth K. Lokey, **a Notary Public in and for said County and State, the within named** W. P. Russell and wife, Virginia C. Russell

the bargainors**, 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 19th **day of** September, **19** 58

Commission expires 7-27-59

Elizabeth K. Lokey
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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