BK 2858

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; and in further consideration of the Grantees herein assuming and agreeing to pay the balance due on a note dated May 26, 1955, in the original amount of $9,400.00, executed by Leland C. Avril and wife, Barbara Baxter Avril, to Louis Leftwich, Jr., Trustee, and payable in monthly installments of $179.63 each; said loan being of record in Book 2414, page 549, Register's Office for Davidson County, Tennessee,

we, LELAND C. AVRIL AND WIFE, BARBARA BAXTER AVRIL,
have bargained and sold, and by these presents do transfer and convey unto the said ODIE EITHRAGE RUSSELL AND WIFE, LAURINE WILBURN 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 the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 19 on the Map of Bransford Realty's Company's Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's Office for said County, and being known as Lot No. 3 on the unrecorded map of a resubdivision of Lot No. 19.
BEGINNING at a point in the center line of Highland Circle Drive, the common corner of Lots 2 and 3; thence with the line between said Lots, South 28½ deg. West 315 feet to the north line of Lot 1; thence with the line between Lots 1 and 3; North 86 3/4 deg. west 194 feet to a point; thence North 28½ deg. East 300 feet to the center line of Highland Circle Drive; thence with the center line of same, eastwardly 200 feet to the beginning.
Being the same property conveyed to Leland C. Avril and wife, Barbara Baxter Avril, by deed from Grant Drake and wife, Christine L. Drake of record in Book 2398, page 245, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ODIE EITHRAGE RUSSELL AND WIFE, LAURINE WILBURN RUSSELL their heirs and assigns, forever.

And we do covenant with the said ODIE EITHRAGE RUSSELL AND WIFE, LAURINE WILBURN RUSSELL 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 for herein mentioned loan.

And we, LELAND C. AVRIL AND WIFE, BARBARA BAXTER AVRIL, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said ODIE EITHRAGE RUSSELL AND WIFE, LAURINE WILBURN RUSSELL, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9 day of December, 19 58

Henry E. Hoadley
My Commission Expires April 25, 1961

Leland C. Avril
Leland C. Avril

Barbara Baxter Avril
Barbara Baxter Avril

PG 217