K 2876

FOR AND IN CONSIDERATION of the sum of THIRTEEN THOUSAND DOLLARS ($13,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, NELLE LACY WAITE RUSSELL have this day bargained and sold and do by these presents sell, transfer and convey unto JACOB SEIDNER and wife, SARA SEIDNER, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 40 feet front of Lot No. 18 and the easterly 20 feet front of Lot No. 19 on the plan of Joseph Warner's Subdivision, as of record in Book 332, page 154, of the Register's Office for said County, described together as follows:

Beginning in the southerly margin of Gillespie Street 20 feet westerly from the corner of said two lots; and running thence with the southerly margin of said street eastwardly 60 feet; thence southwardly 187 feet to a point 42 feet easterly from the corner of said Lots Nos. 18 and 19; thence with the south line of said lots westwardly 63 feet; thence northwardly 187 feet to the beginning.

Being the same property conveyed to James Lewis Woods by deed from James G. Hardy and wife, Irene P. Hardy, of record in Book 1360, page 197, Register's Office for Davidson County, Tennessee. Said property was devised by the said James Lewis Woods to J. Frank Waite and wife, Nelle Lacy Waite, said will being of record in Will Book 60, Page 53, Davidson County, Tennessee. By way of recital, the said J. Frank Waite died intestate in Davidson County, Tennessee, on March 2, 1955. The said Nelle Lacy Waite died intestate in Bedford County, Tennessee, on February 24, 1956. The said J. Frank Waite and wife, Nelle Lacy Waite, were survived by only one child, Nelle Lacy Waite Russell, the grantor herein.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the said JACOB SEIDNER, and wife, SARA SEIDNER, their heirs and assigns, in fee simple, forever.

I COVENANT that I am lawfully seized and possessed of said realty, that I have a good and legal right to sell and convey same, and that the title thereto is free and unencumbered, except



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