BK 3133

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Twenty Four Thousand Five Hundred and No/100 ($24,500.00) **DOLLARS**

Cash in hand paid by Elton C. Chapman and wife, Betty O. Chapman, the receipt of which is hereby acknowledged, we,

William P. Russell and wife, Virginia Russell

have bargained and sold, and by these presents do transfer and convey unto the said Elton C. Chapman and wife, Betty O. Chapman

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 Lot No. 15, on the Plan of Abbott Martin Estates, as of record in Book 2954, page 27, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Caylor Drive at the corner of Lots Nos. 14 and 15; thence with the line between said two lots eastwardly 198.1 feet; thence southerly 209.2 feet to the northerly margin of Warfield Lane; thence with the same westerly 187.96 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.27 feet to the easterly margin of Caylor Drive; thence with the same northerly 170 feet to the beginning.

Being part of the real property conveyed to William P. Russell and wife, Virginia Russell, by deed from Lea L. Eakle Adams, dated December 23, 1958, filed Jauary 9, 1959, and recorded in Book 2861, page 466, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ~~Elton C. Chapman and wife, Betty O. Chapman~~ their **heirs and assigns, forever.**

And we **do covenant with the said** Elton C. Chapman and wife, Betty O. Chapman **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 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And We, William P. Russell and wife, Virginia 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** Elton C. Chapman and wife, Betty O. Chapman their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 29th **day of** September, 19 60

William P. Russell

Virginia Russell

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