BK 3134

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

2500 OV

WARRANTY DEED

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, receipt of which is hereby acknowledged,

I, Posey Ellis Jenkins,

[redacted]

have bargained and sold, and by these presents do transfer and convey unto the said James W. Russell and wife, Maudie L. 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 Davidson County, Tennessee, being the easterly part of Lot No. 31 and the westerly 5 feet of Lot No. 30 on the Map of Waverly Land Company's Subdivision, called "Waverly Place" of record in Book 57, page 95 of the Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 55 feet on the northerly side of Acklen Avenue, formerly Prospect Avenue, and runs back between lines 225 feet to an alley in the rear on which it measures 41½ feet.

Being the same property conveyed to Posey Ellis Jenkins by deed from Tillie F. Garrett, of record in Book 1225, page 261, 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 James W. Russell and wife, Maudie L. Russell, their heirs and assigns, forever.

And I do covenant with the said James W. Russell and wife, Maudie L. Russell that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.

And I, Posey Ellis Jenkins, do further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Russell and wife, Maudie L. Russell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness MY hand, this 7th day of October, 19 60

Posey Ellis Jenkins

STATE OF TENNESSEE
Davidson County

Personally appeared before me Tom Glascock, a Notary Public in and for said County and State the within named Posey Ellis Jenkins

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office, this 7th day of October, 19 60

Tom Glascock
Notary Public

Commission expires MAY 20, 1961

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