BK 3159

WARRANTY DEED G-140015

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ******

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

LIONEL ASHBURN and wife, LEONA ASHBURN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN W. RUSSELL, JR., and wife, CAMILLE RUSSELL,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 64 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said lot fronts 85 feet on the north side of Carter Street and runs back between lines, 165.6 feet on the west line and 172 feet on the east line, to a dead line in the rear which is a broken line, on which it measures 85 feet.

Being the same property conveyed to Lionel Ashburn and wife, Leona Ashburn, by deed from James Franklin McClure and wife, of record in Book 2882, page 469, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1907, page 593, Book 2041, page 35, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 7th day of November, 19 60

Lionel Ashburn

Leona Ashburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E FOLK, JR. a Notary Public in and for the State and County aforesaid, personally appeared the within named Lionel Ashburn and wife, Leona Ashburn

the bargainor(s), 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 Nashville, Tennessee, this, the 9th day of November, 19 60

My commission expires: July 23, 1962.

Reau E Folk
Notary Public

11847

WARRANTY DEED

From
LIONEL ASHBURN et ux,

To
JOHN W. RUSSELL, JR., et ux,

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 9th day of NOV A.D. 1960 at 8:19 o'clock A.M.
Noted in Book 2179 Page 279
Recorded in Book 2179 Page 279
Recording Fee $2.00
JAMES P. WILSON, Register
By W. D. Dunlap D.C.

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