K 3253

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ($10.00) TEN and ----------

----------00/100 DOLLARS cash, paid to us by Victor M. Grimes and wife, Nettie G. Grimes, together with other valuable and sufficient consideration, the receipt of all of which is hereby acknowledged, we, Frank W. Russell and wife, Elizabeth S. Russell

_____ have bargained and sold, and by these presents do transfer and convey unto the said Victor M. Grimes and wife, Nettie G. Grimes, their _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 317 on the Plan of McGavock, Wetmore and others, First Addition to Nashville, called the Town of McGavock, of record in Book 21, page 23, Register's Office for said County.
Said Lot 317 fronts 50 feet on the easterly side of Arthur Avenue, formerly Wetmore Street, and runs back between parallel lines 150 feet to an alley.
Being the same property conveyed to Frank W. Russell and wife, Elizabeth S. Russell, by deed from Charles W. Stephens and wife, Mary Mooneyhan Stephens, of record in Book 1635, page 573, said Register's Office.

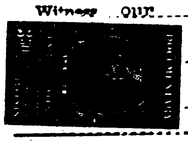
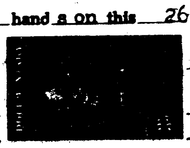
The above described property is also known as 1622 Arthur Avenue, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Victor M. Grimes and Nettie G. Grimes, their _____ heirs and assigns, forever.

And we do covenant with the said Victor M. Grimes and wife, Nettie G. Grimes that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Frank W. Russell and wife, Elizabeth S. 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 Victor M. Grimes and wife, Nettie G. Grimes, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s on this 26th day of July, 1961

Frank W. Russell
Elizabeth S. Russell

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William R. Hagan, a Notary Public in and for said County and State, the within named Frank W. Russell and wife, Elizabeth S. Russell

the bargainor, 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 office, this 27th day of July, 1961

Commission expires October 30, 1961.

William R. Hagan
Notary Public

G 603