K 3278

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by EWING RUSSELL AND WIFE, KATHERINE MORROW RUSSELL

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JOHN W. KNIGHT, SR. AND WIFE, MARY BARRETT KNIGHT

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

Being Lot No. 92 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County and described according to a copy of a survey thereof made by H. R. Swan, Jr., Surveyor, dated April 20, 1947, as follows:
BEGINNING at a point in the southwesterly margin of Due West Avenue at the corner of Lots Nos. 91 and 92; thence with the line between said lots southwesterly 500 feet to a point: thence southeasterly 46.24 feet to the corner of Lots 92 and 93: thence with the line between said lots northeasterly 500 feet to the margin of Due West Avenue: thence with the margin of the same, northwesterly 100 feet to the beginning.
Being the same property conveyed to John W. Knight, Sr., by deed from E. P. Garner and wife, of record in Book 2275, page 105, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said GRANTEES, their heirs and assigns forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

Witness our hands this 31st day of August, 19 61.

John W Knight Sr. — John W. Knight, Sr.

Mary Barrette Knight — Mary Barrette Knight

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named John W. Knight, Sr. and wife, Mary Barrette Knight

the bargainors, 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 this 31st day of August, 19 61.

L. D. Richards — Notary Public

My commission expires April 24, 1962

Warranty Deed
G-146567 mas
From
JOHN W. KNIGHT, SR., ET UX
To
EWING RUSSELL, ET UX
56378

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of AUG A.D. 1961 at 3 o'clock P.M.
and duly recorded in Book ____ page ____
Recording Fee ____
JAMES P. ____ Register

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

UNITED STATES INTERNAL REVENUE ONE DOLLAR TWENTY CENTS DOCUMENTARY

STATE TAX $ 1.20
PROBATE .50
TOTAL $ 1.70
AUG 31 1961
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

G 567