K 3282

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirty Six Thousand and No/100---------- ----------($36,000.00) ----------DOLLARS Cash in hand paid by Thomas W. Boyce and wife, Ethel Davis Boyce, the receipt of which is hereby acknowledged, we,

W. P. Russell and R. L. Russell, partners
d/b/a Russell Home Builders

_____ have bargained and sold, and by these presents do transfer and convey unto the said Thomas W. Boyce and wife, Ethel Davis Boyce

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 part of Lot No. 2 on the Plan of Fesseyland, as of record in Book 2854, page 99, Register's Office for said County, described as follows:

Beginning on the easterly margin of Franklin Road, at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, easterly 250 feet to the corner of Lots Nos. 1, 2 and 3; thence with the line between Lots Nos. 2 and 3, southeasterly 203.3 feet to the northwesterly margin of Farrell Road; thence with the same, south 60° 25' west 429.17 feet to the beginning of a curve, which was conveyed to the City of Oak Hill by deed from W. P. Russell, et al, of record in Book 3249, page 431, said Register's Office; thence around said curve, having a radius of 35 feet, northwesterly 79.08 feet to the easterly margin of Franklin Road; thence with the same, north 9° 52' east 407.27 feet to the beginning.

Being part of the real property conveyed to W. P. Russell and R. L. Russell, partners d/b/a Russell Home Builders, by deed from W. F. Fessey, Sr., and wife, dated January 11, 1961, filed January 12, 1961, and recorded in Book 3177, page 537, 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 Thomas W. Boyce and wife, Ethel Davis Boyce _____ their _____ heirs and assigns, forever.

And we do covenant with the said Thomas W. Boyce and wife, Ethel Davis Boyce _____ 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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And we, W. P. Russell and R. L. Russell, partners, d/b/a Russell Home Builders do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas W. Boyce and wife, Ethel Davis Boyce _____ their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of September, 1961

RUSSELL HOME BUILDERS

_____

By: W. P. Russell
Partner

_____

By: R. L. Russell
Partner

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