K 3284

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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, the receipt of all of which is hereby acknowledged, and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note in the original principal sum of $8,000.00, executed by Howell Robinson Russell and wife Sylvia J.Russell, payable to the order of Kimbrough-Phillips Company, dated August 15,1960, and secured by deed of trust to Miller Kimbrough, Trustee, of record in Book 3113, page 473, R.O.D.C. Tennessee.

we, Howell Robinson Russell and wife Sylvia J.Russell, have bargained and sold, and by these presents do transfer and convey unto the said William E.McNeil and wife Norma S. McNeil

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 Lot No.12 on the Map of Neese Heights, as of record in Book 1424, page 114, Register's Office for said County, described as follows:

Said Lot No.12 fronts 100 feet on the south side of Neese Drive and runs back 172.9 feet on the east line and 172.93 feet on the west line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Howell Robinson Russell and wife Sylvia J.Russell by deed from Hudson & Driver Construction Company, Inc. of record in book 3104, page 387, 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 William E. McNeil and wife Norma S.McNeil their heirs and assigns, forever.

And we do covenant with the said William E. McNeil and wife Norma S. McNeil 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 as above set out.

And we, Howell Robinson Russell and wife Sylvia J.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 William E.McNeil and wife Norma S.McNeil their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10 day of October, 1961

Howell Robinson Russell

Sylvia J. Russell

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