DODSON BATSON, ATTORNEY

WARRANTY DEED

ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: _____

ADDRESS: _____

For and in Consideration of the sum of 10.00----------

Ten and No/100----------DOLLARS

paid in cash by Donald G. Russell and wife, Ruth R. Russell, and other good and valuable considerations, receipt of which is hereby acknowledged, and for further consideration, the said Purchasers have assumed and agreed to pay the balance of a Deed of Trust executed by Ralph H. Maxson, III and wife, to Miller Kimbrough, Trustee, of record in Book 2937, page 293, said Register's Office, to secure to Kimbrough-Phillips Company, the payment of one note dated June 16, 1959, in the original principal amount of $13,050.00.

WE, RALPH H. MAXSON, III AND WIFE, HELEN W. MAXSON

have bargained and sold, and by these presents do transfer and convey unto the said Donald G. Russell and wife, Ruth R. Russell

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. 54 on the Plan of Elysian Meadows Addition, Section II, of record in Book 2663, page 101, Register's Office for said County, as follows:

Said Lot No. 54 fronts 80 feet on the southerly side of Merrill Lane and extends back 215.6 feet on the easterly line and 212.3 feet on the westerly line to a dead line measuring 65 feet thereon.

Being the same property conveyed to Ralph H.Maxson III, and wife, Helen W.Maxson by deed from Gaines and Gaines Construction Company, a Tennessee Corporation, of record in Book 2921,page 69, 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 to the said Donald G. Russell and wife, Ruth R. Russell their heirs and assigns, forever.

And we do covenant with the said Donald G. Russell and wife, Ruth R. Russell 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.

And we, Ralph H.Maxson,III and wife, Helen W.Maxson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Donald G. Russell and wife, Ruth R. Russell their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 12th day of August, 1964

Ralph H.Maxson,III

Helen W.Maxson

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Rebecca H. Cannon, a Notary Public in and for said County and State, the within named Ralph H. Maxson, III and wife, Helen W. Maxson

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 12th day of August, 1964.

Rebecca H. Cannon, Notary Public

Commission Expires July 16 1965

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

BOOK 3802 PAGE 312

WARRANTY DEED

FROM

RALPH H. MAXSON, III, ET UX

TO

DONALD G. RUSSELL & wife,
RUTH R. RUSSELL

FILE: Sales Realty Co.

46532

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

AUG 17 2 58 PM '64
NOTE... 1127 PAGE 518
RECORDING FEE... 2.50
DEP. REG. ...

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

DOCUMENTARY

STATE TAX $ 16.25
PROBATE 50
TOTAL $ 17.25

AUG 17 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
BY AUG 17 1964