Murphree Mtg. Co. Nashville, Tenn.

BOOK 3891 PAGE 273

Mail tax statements to Bertrand W. Russell, 1103 Berwick Trail, Madison, Tenn.

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein do assume and agree to pay the balance of a loan at Murphree Mortgage Company of Nashville, Tennessee, in the amount of $ 13,869.28, which the grantees herein do assume and agree to pay, as a part of the purchase price for the premises hereinafter described, therefore,

Map 52-11
Par. 28
11D 30615

We, Harold E. Madaras, et ux, Helen N. Madaras

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bertrand W. Russell, et ux, Marian D. Russell

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 37 on the Plan of Madison Heights, Section 2, Part 3, as of record in Book 2083, page 98, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Berwick Trail at the corner of Lots Nos. 36 and 37; thence with the line between said two lots northeastwardly 144.07 feet; thence north 22° 04' east 140.34 feet to the southerly margin of Peeler Trail; thence with same southwestwardly 303.79 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.52 feet to the northeasterly margin of Berwick Trail; thence with same southeastwardly 168.95 feet to the beginning.

Being the same property conveyed to Harold E. Madaras and wife, Helen N. Madaras, by deed from W. S. Willey, Jr., and wife, Mary Willey, of record in Book 2447, page 81, Register's Office for Davidson County, Tennessee.

(This property is improved and known as 1103 Berwick Trail, Madison, Tenn.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

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

In witness whereof, the Grantor has hereunto set his hand on this, the 10 day of May, 1965

X Harold E. Madaras

X Helen N. Madaras

STATE OF ~~XXXXXXX~~ MICHIGAN
COUNTY OF ~~XXXXXXX~~ Wayne

Before me, ..., a Notary Public in and for the State and County aforesaid, personally appeared the within named Harold E. Madaras, et ux, Helen N. Madaras

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 Detroit, Tennessee, this, the 10 day of May, 1965

Notary Public BEN D. KRUGEL

My commission expires: Notary Public, Wayne County, Mich.

BOOK 3891 PAGE 274

STATE TAX $ [illegible]
PROBATE 50
TOTAL $ [illegible]

MAY 17 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAY 17 1965

Mail to- E. C. Chance-626 Gallatin Rd., Madison, Tennessee

80795

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 17 9 45 AM '65

NOTE: BOOK 111 PAGE 581
RECORDING FEE $ 2.00
DEP. REG. X

WARRANTY DEED

From

Harold E. Madaras, et ux,

Helen N. Madaras

To

Bertrand W. Russell, et ux,

Marian D. Russell

MADISON TITLE COMP.
533 Gallatin Rd.
Madison, Tennessee

James H. Hill, Atty., 626 Gallatin Rd., Madison, Tenn.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____ respectively, of _____, a corporation, the bargainor, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who upon oath acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___

_____
Notary Public

My commission expires: