BOOK 4730 PAGE 687

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,750.00

C. W. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 1973

Irene M. Day
Notary Public

MY COMMISSION EXPIRES: Nov. 12, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. W. Russell, et ux (NAME)	SAME (NAME)	Map 33
311 Riverside DR. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Par 152
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Irene M. Day, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. W. Russell and wife, Sarah A. Russell,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 11th Civil District of Davidson County, Tennessee, being shown as Tract No. 5 on the survey of Ralph W. C. Lambert, dated September 6, 1972, revised January 22, 1972, as follows:
SAID Tract 5 fronts 222.0 feet on the east side of Campbell Road and extends back 596.0 feet on the north line and 603.3 feet on the southerly line to a line on the rear on which it measures 220.0 feet.
BEING property vested in Irene M. Higgason, by will of Agnes M. Day, deceased, of record in Will Book 86, page 359, and by deed from James S. Higgason, Jr., as of record in Book 4481, page 710, Register's Office Davidson County, Tennessee; Irene M. Day and Irene M. Higgason being one and the same person as original name of Day was granted in Decree of Fourth Circuit Court, Rule No. 66322,

NOTE: This property is conveyed subject to restrictive covenants which are bindin on Grantees, their heirs and assigns for 20 years from this date hereof:
1. There shall be at least 1600 square feet of living floor space in dwelling constructed which shall be of either brick or stone.
2. property shall be set back at least 150 feet from road.
3. No swine will be allowed on premises.
4. No mobile homes may placed either temporarily or permanently on said lot.

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 unencumbered, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of July, 19 73

Irene M. Day
Irene M. Day

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irene M. Day

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July 1973

Commission expires Nov. 12 1974

Steven C. Cowan
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
Irene M. Day, unmarried

TO
C. W. Russell, et ux

Attn: Box #16
First American National Bank

C 16566

IDENTIF. REFERENCE

JUL 24 1 59 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 24 75	CONV	10,750.00			
JUL 24 75	S TAX		A*	27.82	
JUL 24 75	PRTFEE		A*	.50	
JUL 24 75	WDEED		A*	4.00	* 32.32