Buyer + Sat Bill
Mrs. Verna Doyle
109 Vandiver Drive
Madison. Tenn 37115

mail

83-14-170 ST

BOOK 5604 PAGE 941

JOHN A. RUSSELL ET UX

Warranty Deed

MRS. VERNA DOYLE

* This Instrument Prepared By:
* JEROME ABERNATHY
* Attorney At Law
* 110 South 2d Street
* Pulaski, Tennessee

WARRANTY DEED

FOR THE CONSIDERATION HEREINAFTER SET OUT, we, JOHN A. RUSSELL and wife, JANE RUSSELL, have this day bargained and sold, and do hereby sell, transfer and convey unto MRS. VERNA DOYLE, her heirs and assigns, in fee simple, the following described real estate:

> Being lot numbers 30 and 31 on the map of Block "C" Priest's Home Place Subdivision, as of record in Book No. 161, page 102, in the Register's Office of Davidson County, Tennessee. Said lot numbers 30 and 31 front 50 feet each on the northerly side of Fatherland Street, formerly Vansinderin Street, and run back together between parallel lines, 160 ft. to an alley.
>
> Being the same real estate acquired by the grantors by deed of Zulara A. Edwards, dated September 12, 1978, in Book 5337, page 243, Register's Office of Davidson County, Tennessee, identification reference E 8421.

TO HAVE AND TO HOLD the above described real estate, together with all improvements thereon and appurtenances thereunto belonging, unto the said MRS. VERNA DOYLE, her heirs and assigns, in fee simple, forever.

WE COVENANT with said grantee that we are lawfully seised and possessed of the above described real estate, that we have a good and lawful right to sell and convey the same and that except as hereinafter set out, the same is unencumbered. We further covenant that we will forever warrant and defend the legal title to the above described real estate unto the said MRS. VERNA DOYLE, her heirs and assigns, in fee simple, against the lawful claims of all persons whomsoever.

POSSESSION passes with delivery of this deed. Taxes for 1980 and thereafter will be paid by the grantee, whose address is 109 Vandiver Dr., ~~Nashville~~ Madison, Tennessee.

THE CONSIDERATION for this conveyance is the total sum of Fifteen Thousand Three Hundred Seventy-Four Dollars ($15,374.00), to be paid as follows: The grantors are indebted to ZULARA A. EDWARDS by their note dated October 1, 1978, in the principal sum of Twelve Thousand Four Hundred Dollars ($12,400.00) payable in One Hundred Twenty (120) consecutive monthly installments of One Hundred Fifty-Three Dollars

Seventy-Four Cents ($153.74) each, on which there remains owing One Hundred (100) monthly payments of One Hundred Fifty-Three Dollars Seventy-Four Cents ($153.74) each. To secure said indebtedness, the grantors executed a deed of trust to EARLEEN E. CHOWNING as trustee for ZULARA A. EDWARDS, who is now deceased. Said deed of trust is of record in Book 5337, page 243, Register's Office of Davidson County, Tennessee. The grantee hereby assumes all of said remaining indebtedness and agrees to pay the same in full to EARLEEN E. CHOWNING, administratrix of the estate of ZULARA A. EDWARDS, DECEASED, and to save and hold harmless the grantors from any and all further liability on account of said indebtedness.

IN WITNESS WHEREOF, we, the said grantors and grantee have hereunto set our hands this 22nd day of May, 1980.

John A. Russell
JOHN A. RUSSELL

Jane C. Russell
JANE RUSSELL

Verna Doyle
MRS. VERNA DOYLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is Fifteen Thousand Three Hundred Seventy-Four Dollars ($15,374.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John A. Russell
Affiant

Subscribed and sworn to before me at Nashville, Tennessee, this 22nd day of May, 1980.

Joyce Bailey
Notary Public

My Commission expires: April 17, 1983

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5604 PAGE 943

On this 22nd day of May, 1980, before me personally appeared JOHN A. RUSSELL, JANE RUSSELL, and MRS. VERNA DOYLE. to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Joyce Bailey
Notary Public

My Commission expires: April 17, 1983

JOYCE BAILEY NOTARY PUBLIC DAVIDSON CO. TENN.

F 90521

IDENTIFICATION REFERENCE

MAY 22 11 50 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

475 05/22 49.54- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5604 PAGE 944

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

15374.00- CO
40.54 CO TX
.50 PRFEE
9.00 WDEED
CHECK 43.54-
0475A05/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F90521-

IDENTIFICATION REFERENCE

MAY 22 11 50 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 759110