WARRANTY DEED Form 1002 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00 -

TEN AND NO/100 - **DOLLARS**

cash in hand paid by David J. Rhodes and wife, Felicia J. Rhodes, and for other good and valuable considerations, receipt of all of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees herein the remaining unpaid balance of a note dated September 14, 1950, executed by Teddy J. Kerr and wife, for $7,500.00, with interest at 4% per annum, payable to Kimbrough-Phillips Company in monthly installments of $39.60 each, including principal and interest, beginning November 1, 1950, and secured by deed of trust of record in Book 1893, page 175, Register's Office for said County, we,

TEDDY J. KERR and wife, SUSAN D. KERR

have bargained and sold, and by these presents do transfer and convey unto the said DAVID J. RHODES and wife, FELICIA J. RHODES, 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. 165 on the Map of Airport Estates, as of record in Book 1130, page 83, Register's Office for said County.

Said Lot No. 165 fronts 70 feet on the south side of School Lane and runs back between lines, 159.3 feet on the west line, and 157.8 feet on the east line, to a dead line on which it measures 70 feet.

Being the same property conveyed to Teddy J. Kerr and wife, Susan C. Kerr, by deed from R. B. Woodroof and wife, of record in Book 1882, page 213, 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 David J. Rhodes and wife, Felicia J. Rhodes their heirs and assigns, forever.

And we do covenant with the said David J. Rhodes and wife, Felicia J. Rhodes, 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 set out herein.

And we, Teddy J. Kerr and wife, Susan C. Kerr, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said David J. Rhodes and wife, Felicia J. Rhodes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 1951.

Teddy J. Kerr (signature)
Teddy J. Kerr

Susan D. Kerr (signature)
Susan D. Kerr

STATE OF NEBRASKA ~~TENNESSEE~~
~~DAVIDSON~~ Sarpy County

Personally appeared before me, Merle B. [illegible], a Notary Public in and for said County and State, the within named Teddy J. Kerr and wife, Susan D. Kerr,

the bargainors, 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 Nebraska, ~~Tennessee~~, this 1 day of June, 1951.

Commission expires May 22 - '52

[illegible signature]
Notary Public