2089

For and in consideration of the sum of $7,375.00- - - - - - - - - - - - - - - - - -

SEVENTY-THREE HUNDRED & SEVENTY-FIVE & NO/100- - - - - - - - - DOLLARS paid and to be paid by Thomas Killeen and wife, Norma Killeen, as follows: $102.56 cash in hand paid, the receipt of which is hereby acknowledged, and for the remainder of $6312.44 representing the principal unpaid balance and interest to date on three notes executed by the Grantors herein, described as follows: Note No.1: Principal unpaid balance and interest to date: $5415.05, recorded in Book 1699, page 567, RODC, Tenn., payable to Guaranty Mtg. Co. of Nashville in monthly instalments of $32.53, including 4½% interest; Note No.2: Principal unpaid balance and interest to date: $745.65, recorded in Book 1699, page 563, RODC, Tenn., payable to Guaranty Mtg. Co. of Nashville in monthly instalments of $4.49, including interest at 4%; Note No.3: Principal unpaid balance and interest to date: $151.74, not of record at Register's Office, payable to First American Nat'l. Bank of Nashville in monthly instalments of $5.62, including interest; the said Thomas D. Killeen and wife, Norma Killeen, do agree, as evidenced by their acceptance of this instrument, to assume payment of each of said notes and all interest accrued and to accrue to the lawful holder, or holders, of same; we, David O. Lanius and wife, Kittie T. Lanius, - - - - - -

have bargained and sold, and by these presents do transfer and convey unto the said

Thomas D. Killeen and wife, Norma Killeen, 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 said County, being Lot No. 15 on the Map of Finnland Heights, Section 2, as of record in Book 1424, page 7, Register's Office for said County, and described as follows: BEGINNING at a point in the north margin of Woodruff Street, said point being the corner of Lots Nos. 15 and 28; thence with the dividing line between said lots, northerly 161 feet to the common corner of Lots Nos. 15, 16, 27 and 28; thence westerly with the dividing line between lots Nos. 15 and 16, 117 feet to a point in the easterly margin of Finn Street; thence with the easterly margin of Finn Street, southerly 130 feet to a concrete monument at the beginning of a curve; thence around said curve in a southeasterly direction 53.1 feet to another concrete monument set in the north margin of Woodruff Street; thence with the northerly margin of the same, easterly 74.7 feet to the beginning, and being the same property conveyed to David O. Lanius and wife, Kittie T.Lanius, by deed from M.& M.Homes, Inc., of record in Book 1712, page 321, said Register's Office.

(Grantors' escrow account included in the above consideration.)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas D. Killeen and wife, Norma Killeen, their heirs and assigns, forever.

And we do covenant with the said Thomas D. Killeen and wife, Norma Killeen, 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, excepting notes above described; payment of same specifically assumed by Grantees herein.

And we, David O. Lanius and wife, Kittie T. Lanius, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas D. Killeen and wife, Norma Killeen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of July, 1952.

David O Lanius

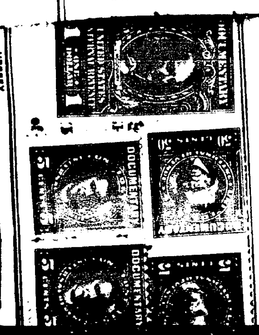
Kittie T Lanius

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named David O. Lanius and wife, Kittie T. Lanius, 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 Madison, Tennessee, this 23rd day of July, 1952

Commission expires April 25, 1954

Notary Public



JUL 11:38 1952

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WARRANTY DEED

FROM

DAVID O. LANIUS et ux

TO

Thomas D. Killeen et ux

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