BK 2290

R.

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ Twenty-Two Thousand Five Hundred & NO/100ths - - - - ($22,500.00) DOLLARS paid and to be paid by J. R. KELLAM and wife, ELSIE S. KELLAM, as follows: $10,543.72 cash in hand paid, the receipt of which is hereby acknowledged. For the sum of $11,956.28 the said J. R. Kellam and wife, Elsie S. Kellam hereby assume and agree to pay the sum of $11,956.28, representing the unpaid principal balance of a note in the original sum of $15,000.00, secured by Deed of Trust to James B. Turner, Trustee, of record in Book 1862, page 398, Register's Office for Davidson County, Tennessee, to which reference is here made. We, WILLIAM C. RICHEY unmarried, and DeWitt L. Richey and wife, Louise R. Richey - - - - - - - - - - - - have bargained and sold, and by these presents do transfer and convey unto the said J. R. KELLAM and wife, ELSIE S. KELLAM, 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 7th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 184 on the plan of the re-subdivision of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for said County.

Said Lot No. 184 fronts 204.6 feet on the westerly side of Lynwood Boulevard and runs back 314 feet 6 inches on the northerly line and 275 feet on the southerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to William C. Richey and wife, Charlotte L. Richey (the said Charlotte L. Richey having since died) and DeWitt L. Richey by deed from Robert F. Hayes Et Ux., of record in Book 1879, page 219, said Register's Office.

Conveyance made subject to restrictive covenants in Book 1454, page 191, said Register's Office.

Taxes for 1954 to be assumed by purchasers, same having been pro-rated.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. R. KELLAM and wife, ELSIE S. KELLAM, their heirs and assigns, forever.

And we do covenant with the said J. R. KELLAM and wife, ELSIE S. KELLAM 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 hereinbefore set out.
And we, WILLIAM C. RICHEY, unmarried and DeWITT L. RICHEY and wife, LOUISE R. RICHEY do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. R. KELLAM and wife, ELSIE S. KELLAM, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12 day of July, 19 54.

William C Richey
DeWitt L. Richey
Louise R. Richey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, LOUISE S. CASH, a Notary Public in and for said County and State, the within named WILLIAM C. RICHEY, unmarried and DeWITT L. RICHEY and wife, LOUISE R. RICHEY, 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 Nashville, Tennessee, this 13 day of July, 19 54.

Commission expires July 24, 1957

Louise S. Cash
Notary Public

LOUISE S. CASH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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