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WARRANTY DEED

FROM

William E. Keene et ux

TO

Charles E. Kerr et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received and recorded this 25 day of JUN A.D. 1959 at 11:55 o'clock A.M.
Noted in Book 73 Page 365
Recording Fee $2.00
Pd. P. WILSON, Register
By [illegible] D.R.



Compliments of
Guaranty Title Co
A Division of
Kansas City Title Insurance
American Trust Bldg
S.W. Cor. Third & U
NASHVILLE, TENNE

TOM SUMMERS CO.
REALTOR - INSURANCE
4012 HILLSBORO ROAD

For and in Consideration of the sum of ten and no/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by Charles E. Kerr and wife, Lucille Kerr, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration, Charles E. Kerr and wife, Lucille Kerr have assumed and agreed to pay the unpaid balance of $9,710.13 of a note in the original amount of $9,850.00, dated May 26, 1958, with interest from date at the rate of 5-1/4% per annum on the unpaid balance until paid. The said principal and interest shall be payable at the rate of $54.47 per month, commencing on the first day of July, 1958, and on the first day of each month thereafter until the principal and interest are fully paid, and said note is secured by a deed of trust of record in book 2769, page 611, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same were assigned to Institutional Securities Corporation, a New York corporation, by instrument of record in book 2771, page 302, said Register's Office,

we, William E. Keene and wife, Sandra T. Keene

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

Charles E. Kerr and wife, Lucille Kerr, 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. 84 on the Plan of Murray Heights, of record in book 2663, page 37, Register's Office for said County, described as follows: Beginning at a point in the northerly margin of Melmack Drive at the common corners of lots 83 and 84; thence with the line between said lots northwardly 224.4 feet to a corner of lot 85; thence with the line between lots 84 and 85, westwardly 236.08 feet to a point in the easterly margin of Syfert Lane; thence with the margin of the same southwardly 110 feet to a point, the beginning of a curve; thence around said curve southeastwardly 39.27 feet to a point in the northerly margin of Melmack Drive; thence with the margin of the same eastwardly 150 feet to the point of beginning.

Being the same real property conveyed to William E. Keene and wife, Sandra T. Keene, by deed from Ridgeview Homes Company, dated May 26, 1958, filed June 2, 1958, and recorded in book 2750, page 451, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the easterly line of premises, anchor easement at the northwest corner of premises, overhand easement across southwest corner of premises, 30-foot building setback line from Melmack Drive, 60-foot building setback line from Syfert Lane, and conditions of owners certificate, as shown on plan of record in book 2663, page 37, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2706, page 329, said Register's Office.

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