BK 3026

TENNESSEE TITLE COMPANY

WARRANTY DEED   FORM 1002   Published by Tennessee Title Company

For and in consideration of the sum of $10.00) -
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cash in hand paid by Frank F. True and wife, Susanne B. True, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the further consideration of the assumption by the said Frank F. True and wife, Susanne B. True of an indebtedness due Murphree Mortgage Co., as evidenced by a deed of trust of record in Book 1478, page 469, Register' Office for Davidson County, Tennessee, and furthermore the escrow account in connection with the above loan is also transferred to the grantees herein,
we, THOMAS F. KELLUM and wife, LORENE C. KELLUM

have bargained and sold, and by these presents do transfer and convey unto the said FRANK F. TRUE and wife, SUSANNE B. TRUE, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the South 50 feet of Lot No. 24 and the north 50 feet of Lot No. 23 on the Map of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for said County.

Said parts of said lots adjoin and front together 100 feet on the easterly side of Sneed Avenue and run back between parallel lines, 300 feet to a dead line.

Being the same property conveyed to Thomas F. Kellum and wife, Lorene C. Kellum, by deed from The Life & Casualty Insurance Company of Tennessee, as of record in Book 1217, page 311, said Register's Office.

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank F. True and wife, Susanne B. True, their heirs and assigns, forever.

And we do covenant with the said Frank F. True and wife, Susanne B. True 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 hereinabove stated and taxes for 1960 which have been prorated and are assumed by the grantees herein.

And we, Thomas F. Kellum and wife, Lorene C. Kellum do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank F. True and wife, Susanne B. True their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of January, 1960

Lorene C. Kellum   Thomas F. Kellum
Lorene C. Kellum   Thomas F. Kellum

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, C. A. Lillard, a Notary Public in and for said County and State, the within named Thomas F. Kellum and wife, Lorene C. Kellum 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 Nashville, Tennessee, this 20th day of January, 1960

Commission expires May 9th 1962   C. A. Lillard
Notary Public

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