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WARRANTY DEED

FROM

ROGER C. PARDUE, et ux, (Estelle Tritt)

TO

BERNARD J. KEOGH, et ux, (Marion F.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of May A.D. 1960
at 10:25 o'clock A.M.
Noted in Book 76 Page 338
Recorded in Book ____ Pgs. ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.
Ext. Fee

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

W. RUFUS PARDUE
– LAWYER –
2246 FOURTH AVE., NORTH
NASHVILLE 3, TENNESSEE

For and in Consideration of the sum of ------($12,170.63)----------
TWELVE THOUSAND ONE HUNDRED SEVENTY and 63/100----------DOLLARS
of which TWO THOUSAND ($2,000.00) DOLLARS has been paid in cash by the grantees, the receipt of which is hereby acknowledged, and for the remainder of $10,170.63 the grantees assume and agree to pay the remainder of an encumbrance secured by Deed of Trust executed by Oscar M. Lucas, Jr. and wife, Elba S. LUCAS, to Ferriss C. Bailey, Trustee, dated August 23, 1955, filed August 24, 1955, and recorded in Book 2432, page 605, Register's Office for Davidson County, Tennessee, to secure the payment of a note of even date therewith for $11,100.00, with interest from said date at 4½% per annum on the unpaid balance until paid. The said principal and interest shall be payable in monthly installments of $56.28 commencing on the 1st day of September, 1955, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st day of August, 1985. However, an escrow fund to take care of insurance and taxes, has been established and maintained so that the monthly payments thereon amount to $77.50 and same is payable at MURPHREE MORTGAGE COMPANY, of Nashville, Tenn., as official agents for Union Dime Savings Bank, by an instrument dated August 25, 1955, filed September 14, 1955, and recorded in Book 2457, page 180, Register's Office for said County, (said balance of $10,170.63 is as of May, 1, 1960), ---
WE, ROGER C. PARDUE and wife, ESTELLE TRITT PARDUE, ----------
this day ------- have bargained and sold, and by these presents do transfer and convey unto the said
BERNARD J. KEOGH and wife, MARION F. KEOGH, ----------
their ---------- heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

"Land in Davidson County, Tennessee, being lot No. 211 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119, Register's Office for said County.
Said lot No. 211 fronts 84.2 feet on the southerly side of Seneca Court and runs back between lines 114.1 feet on the easterly line and 148.1 feet on the westerly line to a dead line in the rear measuring 103 feet thereon.
Being the same real property conveyed to Roger C. Pardue and wife, Estelle Tritt Pardue, by deed from Oscar M. Lucas, Jr. and wife, dated October 27, 1958, filed October 27, 1958, and recorded in Book 2810, page 557, said Register's Office. And subject to the ten-foot easement for public utilities along the rear of said premises, recorded in book 2133, pages 117, 118 and 119, R.O.D.C., and restrictive covenants recorded in book 2297, page 194, said Register's Office, to which reference is made." (Guaranty Title Co's G# 157 890).

SITUATED thereon is a brick veneer dwelling known as 407 Seneca Court, Donelson 14, Tennessee.

POSSESSION of said premises will be voluntarily given on or before June 5, 1960- however, if possession not given on said date the grantors will be granted an additional 30 days, provided they pay the monthly installment due on the above encumbrance for month of June, counting to $77.50.

The TAXES for 1960 are embraced in and taken care of by the escrow with the said Murphree Mortgage Company.

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