K 3182

WARRANTY DEED

FROM John W. Kelley, Sr.

TO W. R. Perkins, Jr.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

FEB 10:43 1961
Book 21 Page 94
JAMES P. WILSON, Register

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of - - - - - - - - ($10.00) - - - - - - - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by W. R. Perkins, Jr., and other good and valuable considerations, the receipt of which is hereby acknowledged, and upon the further consideration that the said W. R. Perkins, Jr., assumes and agrees to pay one-half of the principal and interest that is, and will become, due and payable on a certain promissory note for the original principal sum of $50,000.00, executed by John W. Kelley, Jr., payable to the order of the L. & S. Corporation in monthly installments of $358.23, beginning July 1, 1960, and continuing on the first day of each month until June 1, 1975, at which time the remaining unpaid principal and accrued interest shall be due and payable; and this note being secured by a deed of trust to _____, Trustee, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee,

I, John W. Kelley, Sr.,

have bargained and sold, and by these presents do transfer and convey unto the said W. R. Perkins, Jr., his heirs and assigns, a one-half undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 93 and 94 in the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County.

Said Lots Nos. 93 and 94 front 50 feet each on the southerly side of Church Street, as widened, and run back between parallel lines 172½ feet to an alley.

Being the same property conveyed to John W. Kelley, Sr., by deed from L. & S. Corporation, A tennessee corporation, of even date with this instrument, which deed is to be recorded in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the lien of taxes for 1960, which have been pro-rated between the parties hereto and assumed in their entirety, both city and state and county for 1960 by the purchaser; and to right of Ralph Snell, d/b/a Snell's Artificial Limb Company under and by virtue of a lease agreement of record in Book 3062, page 303, Register's Office for Davidson County, Tennessee, to a portion of the improvements located on the above described property for a period of ten years beginning August 1, 1960; and to the right of Currey's Inc., to a portion of the improvements located on the above described property by an unrecorded lease dated February 11, 1959, and subsequent oral agreement the terms of which have been fully communicated to the purchaser, and which right to occupy portions of said premises expires June 30, 1961.

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