K 3341

For and in consideration of the sum of $ - - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by John A. Briley and wife, Dorothy J. Briley, the receipt of which is hereby acknowledged, and in further consideration of the said John A. Briley and wife, Dorothy J. Briley, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Robert Melvin Bard and wife, to Miller Kimbrough, Trustee, as of record in Book 2570, page 419, to secure Kimbrough Phillips Company, a note dated Oct. 12, 1956, for the sum of $11,350.00, with interest at 4½% per annum, both principal and interest payable $57.51 monthly.

This conveyance is made subject to restrictions recorded July 28, 1955, in Book 2442, page 459, Register's Office for Davidson County, Tennessee.

We, Robert Melvin Bard and wife, Captola B. Bard
have bargained and sold, and by these presents do transfer and convey unto the said
John A. Briley and wife, Dorothy J. Briley
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. 85 on the Plan of Sec. II, Kemper Heights, as of record in Book 2331, page 104, Register's Office for said County.
Said Lot No. 85 fronts 120 feet on the southerly side of Tuckahoe Drive, and runs back 446.3 feet on the northerly line and 504.6 feet on the southwesterly line, which is a broken line, to a dead line in the rear on which it measures 19.9 feet.
Being the same property conveyed to Robert Melvin Bard and wife, Captola B. Bard, by deed from Caines & Caines Construction Co., Inc., as of record in Book 2597, page 391, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Briley and wife, Dorothy J. Briley
their heirs and assigns, forever.

And we do covenant with the said John A. Briley and wife, Dorothy J. Briley
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, with excention of the before mentioned Deed of Trust.
And we, Robert Melvin Bard and wife, Captola B. Bard
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John A. Briley and wife, Dorothy J. Briley
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of February, 1962

Robert Melvin Bard — Captola B. Bard
Robert Melvin Bard — Captola B. Bard

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Robert Melvin Bard and wife, Captola B. Bard

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 9th day of February, 1962

Phillip E. Cole
Notary Public

Commission expires April 26, 1965

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of FEB A.D. 1962 at 1:31 o'clock P M.
Noted in Book 1010 Page 152
Recorded in Book ____ Page ____
Recording Fee $3.00
JAMES P. WILSON, Register
By ____ Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
MYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

Warranty Deed

FROM
Robert Melvin Bard, et ux

To
John A. Briley, et ux.

File: Mid-South Mortgage Corporation

G 564