K 3532

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------($10.00)----------

----------Ten and No/100----------DOLLARS

Cash in hand paid by Charles W. Kelley and wife, Jane Hayes Kelley and other good and valuable considerations, the receipt of which is hereby acknowledged, and in the further consideration of the assumption by the said grantees of the balance owing Fidelity Federal Savings and Loan Association of Nashville, as evidenced by a deed of trust to Vaden M. Lackey, Jr., Trustee, of record in Book 3137, page 75 and as set forth in Book 3517, page 47, Register's Office for Davidson County, Tennessee, payable according to the terms and conditions thereof.

We, Dragomir Masic and wife, Gertrude Masic have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Kelley and wife, Jane Hayes Kelley 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 the southerly ½ of Lot No. 26 on the Map of Kenner-Manor Land Company's 2nd Subdivision of the Kenner Tract, as of record in Book 421, page 100, and being designated as Lot "B" on the Map of a Resubdivision of Lot No. 26 of said Kenner-Manor, as of record in Book 3106, page 60, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of Kenner Avenue and runs back 133 feet on the northerly line and 130 feet on the southerly line to the westerly line of a 10 foot reserved strip on which it measures 50.08 feet.

Being part of the property conveyed to Dragomir Masic and wife, Gertrude Masic, by deed from Solon C. Apple and wife, as of record in Book 2859, page 191, said Register's Office.

This conveyance is made subject to easements and setback lines, and taxes for 1963 which are assumed by the purchasers.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Kelley and wife, Jane Hayes Kelley their heirs and assigns, forever.

And we do covenant with the said Charles W. Kelley and wife, Jane Hayes Kelley 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.

And We, Dragomir Masic and wife Gertrude Masic do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W. Kelley and wife, Jane Hayes Kelley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of April, 1963

Dragomir Masic
Dragomir Masic

Gertrude Masic
Gertrude Masic

G 407