BK 3578

TENNESSEE TITLE COMPANY

For and in consideration of the sum of Eleven Hundred ($1,100.00)

DOLLARS

cash in hand paid by Dermot Seymar Troutman and Juanita Spencer Troutman and their assumption of the deed of trust obligation hereinafter mentioned,

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, John M. Abdouch and wife, Colleen M. Abdouch,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 716 on the Plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for said County. Said Lot No. 716 fronts 79.46 feet on the northerly side of Richmar Drive and extends back 150 feet on the easterly line and 147.65 feet on the westerly line to a dead line in the rear on which it measures 102.45 feet. Being the same property conveyed to Grantors herein by deed from Andrew Ewing, Trustee, of record in Book 3434, page 365, said Register's office. The property is improved and bears city number 534 Richmar Drive, Nashville, Tennessee.

The property conveyed is subject to (1) deed of trust of record in Book 3478, page 457, securing an obligation currently assigned to The Philadelphia Saving Fund Society by instrument of record in Book 3479, page 583, the balance of the obligation of which, as of July 1, 1963, was $14,346.56, and which is assumed by Grantees as of the date of this deed, (2) restrictions as of record in Book 1788, page 108, and Book 3376, page 234, and (3) set-back line and easements as shown on the recorded plan of record in Book 3300, page 57, all in the Register's Office of Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of July, 1963

John M. Abdouch

Colleen M. Abdouch

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Elsie E. Dowe, a Notary Public in and for said County and State, the within named John M. Abdouch and wife, Colleen M. Abdouch,

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 19th day of July, 1963.

Commission expires February 1, 1967.

Elsie E. Dowe
Notary Public.

TENNESSEE TITLE COMPANY

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75605

Warranty Deed

FROM

John M. Abdouch and wife,
Colleen M. Abdouch

To

Dermot Seymar Troutman and
Juanita Spencer Troutman

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for [illegible] day
of [illegible] A.D. 1963
at 2:16 o'clock P.M.
Noted in Book 1104 Page 42
Recorded in Book [illegible] Page [illegible]
Recording Fee $ 2.00

Register
By Deputy Reg.

Published by
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NASHVILLE, TENNESSEE

Agency Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

PG 431