K 2154

For and in consideration of the sum of $ 10.00#### TEN#### DOLLARS and other good and valuable considerations paid by W. R. Parks, the receipt of all of which is hereby acknowledged, and in consideration of the assumption by the said W. R. Parks of the balance now due and owing on a $6,500 note, dated July 20, 1953, to First Fed. Sav. & Loan Assn. of Nashville, secured by a deed of trust to Louis R. Linx, Trustee, of record in Book 2209, page 233, RODC, which indebtedness W. R. Parks agrees to pay.

We, HARRY A. BURKITT and wife, ELEANOR M. BURKITT, have bargained and sold, and by these presents do transfer and convey unto the said W. R. PARKS, unmarried, 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. 31 on the Plan of C. S. Caldwell's Roycroft Addition, as of record in Book 332, page 37, Register's Office for said County.

Said lot No. 31 fronts 50 feet on the northerly side of Roycroft Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Harry A. Burkitt by deed from Eleanor McMurry Burkitt, et al, of record in Book 2088, page 409, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. R. PARKS, heirs and assigns, forever.

And we do covenant with the said W. R. PARKS, 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, except as above shown.

And we, HARRY A. BURKITT and wife, ELEANOR M. BURKITT, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. R. PARKS, heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of July, 1953.

Harry A Burkitt.

Eleanor M. Burkitt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wayne Hammontree, a Notary Public in and for said County and State, the within named Harry A. Burkitt and wife, Eleanor M. Burkitt, 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 24 day of July, 1953.

Commission expires Dec. 11, 1956

Wayne Hammontree
Notary Public

105578
WARRANTY DEED
MC&F
FROM
HARRY A. BURKITT, et ux
TO
W. R. PARKS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day JUL 1953 at 11:3 A.M.
Noted in Book 21 Page 212
Recorded in Book Page
Recording Fee $ 2.00
JAMES A. WILSON, Register
By M. McCauley D.C.

CO.
LOUISVILLE TITLE INSURANCE CO.
REPRESENTING

G 205