K 2281

For and in consideration of the sum of $ 925.00 and the assumption of an existing mortgage of record in Book 2176, page 37 R.O.D.C., the receipt DOLLARS of which is hereby acknowledged.

We, Joseph E. Guschke and wife, Patricia E. Guschke, have bargained and sold, and by these presents do transfer and convey unto the said Frank P. Ingram and wife, Edna H. Ingram, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly part of Lot No. 356 on the Map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County.

Said part of lot No. 356 is described as follows: Beginning at the southeast corner of a 60 foot street supposed to be the continuation of Cambridge Avenue, to an alley being the northeast corner of said lot No. 356, thence with the southerly margin of said alley westerly 171 7/8 feet, more or less, to a point; thence southerly 100 feet more or less to a point; thence easterly 180 feet to the westerly margin of Cambridge Avenue; thence 170 feet northerly along the westerly margin of Cambridge Avenue to the point of beginning.

Being the same property conveyed to Joseph E. Guschke and wife, Patricia E. Guschke, by deed from Carlos D. Wright and wife, Mildred L. Wright, of record in Book 2143, page 139, 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 Frank P. Ingram and wife, Edna H. Ingram, their heirs and assigns, forever.

And we do covenant with the said Frank P. Ingram and wife, Edna H. Ingram, 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 set out in Book 2176, page 37 R.O.D.C. Tennessee.
And we, Joseph E. Guschke and wife, Patricia E. Guschke, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank P. Ingram and wife, Edna H. Ingram, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of June, 19 54.

Joseph E. Guschke
Patricia E. Guschke

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. M. Grissim, a Notary Public in and for said County and State, the within named Joseph E. Guschke and wife, Patricia E. Guschke, 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 14th day of June, 19 54.

My Commission expires 10-4-54

J. M. Grissim
Notary Public

#22813

WARRANTY DEED

From JOSEPH E. GUSCHKE et ux

To FRANK P. INGRAM

RUSH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 14 1954 at 1:45 o'clock P.M.
Noted in Book 2281 Page 567
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILLIAMS, Register
By C. McKinley D.C.

Prepared by
[redacted]

TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 567