K 2283

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, I, Ferriss C. Bailey, Trustee, with full power to mortgage, sell, and convey without the joinder of any beneficiary,

have bargained and sold, and by these presents do transfer and convey unto the said Frank Kurzynske Jr and wife, Edna B. Kurzynske, 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. 1 on the Plan of Pleasant Acres, Section One, as of record in Book 2133, page 60, Register's Office for said County.

Said lot No. 1 fronts 130 feet on the east side of Graycroft Road and runs back between parallel lines 325 feet to a dead line.

Being part of the property conveyed to Ferriss C. Bailey, Trustee, by deed from Susie Mai Beasley, et als, of record in Book 2152, page 428, said Register's Office.

Subject to restrictions of record in Book 2155, page 547 EXCEPT in item No. 9 the square footage is in error, the correct square footage for this lot is 1400 square feet.

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 Kurzynske Jr and wife, Edna B. Kurzynske, their heirs and assigns, forever.

And I do covenant with the said Frank Kurzynske Jr and wife, Edna B. Kurzynske that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered. except 1954 taxes which have been prorated and assumed by purchasers.

And I, Ferriss C. Bailey, Trustee do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said Frank Kurzynske Jr and wife, Edna B. Kurzynske, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 22 day of June, 19 54.

Ferriss C. Bailey
Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Ferriss C. Bailey, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of June, 19 54

Commission expires July 23, 1957

Frances T. Sperry
Notary Public

32

WARRANTY DEED

FROM

Ferriss C. Bailey, Trustee

TO

Frank Kurzynke Jr et ux

Please put in Doug Smith's Box

23450

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
8:54 JUN 25 1954
82 216
2.00

TENNESSEE
NASHVILLE
TITLE INSURANCE COMPANY
LAWYERS TITLE INSURANCE CORP.
of Richmond, Virginia

PG 170