K 2293

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand Nine Hundred Fifty and No/100 ----- ----------($13,950.00) ---------- **DOLLARS**

Cash in hand paid by Thomas R. Jackson and wife, Eleanor J. Jackson, the receipt of which is hereby acknowledged, we,

George E. Petschulat and wife, Virginia W. Petschulat

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Thomas R. Jackson and wife, Eleanor J. Jackson

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 Lot No. 32 on the Plan ofBrookside Courts, Addition No. 4, Section 3, as of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 105.6 feet on the northerly side of Vineridge Drive and runs back 217.3 feet on the westerly line, 193.3 feet on the easterly line to a dead line, measuring 40 feet thereon.

Being the same property conveyed to George E. Petschulat and wife, Virginia W. Petschulat by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2244, page 391, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas R. Jackson and wife, Eleanor J. Jackson their **heirs and assigns, forever.**

And we **do covenant with the said** Thomas R. Jackson and wife, Eleanor J. Jackson **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 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, George E. Petschulat and wife, Virginia W. Petschulat **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Thomas R. Jackson and wife, Eleanor J. Jackson their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands **this** 30th **day of** July **, 19** 54

George E. Petschulat

Virginia W. Petschulat

STATE OF Michigan
Davidson County
Kalamazoo, County

Personally appeared before me, Isabelle Kirby, a Notary Public in and for **said County and State, the within named** George E. Petschulat and wife, Virginia W. Petschulat

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 office, this 4 **day of** Aug **, 19**54

NOTARY PUBLIC, Kalamazoo County, Mich.
Commission expires Commission Expires June 7, 1957

Isabelle Kirby
Notary Public

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