K 2397

WARRANTY DEED

For and in consideration of the sum of ($9,455.96)
Nine Thousand Four Hundred Fifty-five and 96/100 **DOLLARS**
Of which $900.00 was paid in cash, the receipt of which is hereby acknowledged, and the assumption of a mortgage in the amount of $8,55596 balance, which mortgage was executed by Robert B. Wright and wife, Katherine W. Wright, to James L. Bass, Trustee, and recorded in Book 2262, page 141, Register's Office for Davidson County, Tennessee, We,

Robert B. Wright and wife, Katherine W.Wright

have bargained and sold, and by these presents do transfer and convey unto the said Leo Joseph Kerrigan and wife, Patricia Ann Viles Kerrigan, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 8th formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 93 on the Plan of Richland Meadows, Section 2, as of Record in Book 2083, page 72, Register's Office for said County, described as follows:
Beginning at a point on the westerly margin of Bon Air Circle at the northeast corner of Lot No. 94 on said plan; thence with the line between said lots Nos. 93 and 94, south westwardly 161.9 feet to the northwest corner of said Lot No. 94; thence north 59 deg. 09' west 26.4 feet; thence north 85 deg. 43' west 9 feet to the southeast corner of Lots No. 92 on said plan; thence with the line between said lots Nos. 92 and 93, northeastwardly 176.4 feet to the westerly margin of said Bon Air Circle; thence with said Circle southeastwardly 72.4 feet to the beginning.
Being the same property conveyed to Robert B. Wright and wife, Katherine W.Wright, by deed as of record in Book 2279, page 79, Register's Office for said County.
This conveyance is made subject to restrictions, easements, and setback lines of record in book 2083, page 72, in book 2152, page 121 and in book 2195, page 256, said Register' Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Leo Joseph Kerrigan and wife, Patricia Viles Kerrigan, their **heirs and assigns, forever.**

And We **do covenant with the said** Leo Joseph Kerrigan and wife, Patricia Viles Kerrigan **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 appears of record.

And we, Robert B.Wright and wife, Katherine W.Wright **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Leo Joseph Kerrigan and wife, Patricia Ann Viles Kerrigan, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 27th **day of** April, 1955

Robert B. Wright
Katherine W. Wright

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, **a Notary Public in and for said County and State, the within named** Robert B.Wright and wife, Katherine W.Wright

the bargainor**s**, 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 27th **day of** April, 19 55

Commission expires July 6, 1955

O. G. Jones
O. G. Jones, **Notary Public**

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