K 2497

For and in consideration of the sum of Ten ($10.00) and no/100 - - - - - - - - - - DOLLARS

Cash, paid by Bert Bacherig and wife, Ethel L. Bacherig, and other valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Richard J. Curran and wife, Pauline Walker Curran

have bargained and sold, and by these presents do transfer and convey unto the said Bert Bacherig and wife, Ethel L. Bacherig, 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. 12 on the Plan of Burlington Heights, as of record in book 332, page 13, Register's Office for said County.
Said Lot No. 12 fronts 50 feet on the northerly side of Cedar Street or Charlotte Avenue and runs back between parallel lines, with the westerly margin of 21st Avenue North, 150 feet to an alley.
Premises were devised to Richard J. Curran by Will of John L. Curran, dated December 29, 1945, probated September 6, 1951, and recorded in Will Book 65, page 159, County Court for Davidson County, Tennessee, the said Richard J. Curran conveyed a one-half undivided interest in premises to his wife, Pauline Walker Curran by deed dated May 22, 1952, filed May 22, 1952, and recorded in book 2083, page 74, said Register's Office, for the purpose of creating an estate by the entireties in premises.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bert Bacherig and wife, Ethel L. Bacherig, their heirs and assigns, forever.

And we do covenant with the said Bert Bacherig and wife, Ethel L. Bacherig 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 taxes for 1956 prorated and assumed by the purchasers.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bert Bacherig and wife, Ethel L. Bacherig, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of March, 1956

Richard J. Curran
Pauline Walker Curran

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. M. Ellerker, a Notary Public in and for said County and State the within named Richard J. Curran and wife, Pauline Walker Curran 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 22nd day of March, 1956

Commission expires 7-22-58

H. M. Ellerker
Notary Public

WARRANTY DEED

FROM

Richard J. Curran et ux

91184

TO

Bert Bacherig et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of MAR A.D. 1956
at 3:17 PM o'clock
Noted in Book 81 Page 760
Recorded in Book Page
Recording Fee $7.00
JAMES P. WILSON, Register
By

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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