K 2592

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Rachel Opal Warise, widow

have bargained and sold, and by these presents do transfer and convey unto the said Domer Kirkpatrick and wife, Martha Kirkpatrick, 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. 56 on the Plan of Village of Old Hickory, Tennessee, Sec. "B", of record in Book 1424, page 67, Register's Office for said County.

Said Lot No. 56 fronts 53.2 feet on the westerly side of Birdsall Street and runs back between lines, 87.1 feet on the northerly line and 87 feet on the southerly line, to a dead line in the rear in which it measures 54 feet.

Being the same property conveyed to Rachel Opal Warise, by deed from Mrs. Mary M. Porch, as of record in Book 2411, page 630, said Register's Office.

Restrictions filed for record prior to Feb. 15, 1950 in Book 1788, page 268, said restrictions having been amended by an instrument of record in Book 2447, page 151, filed for record Aug. 26, 1955.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Domer Kirkpatrick and wife, Martha Kirkpatrick their heirs and assigns, forever.

And I do covenant with the said Domer Kirkpatrick and wife, Martha Kirkpatrick 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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And I, Rachel Opal Warise do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Domer Kirkpatrick and wife, Martha Kirkpatrick their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of August, 1956.

Rachel Opal Warise

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nola Vandergriff, said County and State, the within named Rachel Opal Warise, a Notary Public in and for the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of August, 1956.

Commission expires: My Commission Expires Jan. 25, 1958

Nola Vandergriff
Notary Public

Mail to: Madison Real Estate

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WARRANTY DEED

FROM

Rachel Opal Warise

14984

TO

Domer Kirkpatrick et ux

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
2.75 DOLLARS

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
2.75 DOLLARS

Prepared by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of AUG A.D. 1956 at 2:30 o'clock P.M.
Noted in Book 1424 Page 612
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

G 184