K 2594

WARRANTY DEED

For and in consideration of the sum of One Thousand Five Hundred ($1,500.00) and no/100 - DOLLARS

cash paid by George Kersey and wife, Mary Kersey, the receipt of which is hereby acknowledged,

We, W. G. Burkitt and wife, Bessie Burkitt have bargained and sold, and by these presents do transfer and convey unto the said George Kersey and wife, Mary Kersey, 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 5th, formerly the 6th, Civil District of said County, described according to a survey made by George W. Watkins, Surveyor, June 27, 1953, as follows: Beginning at a railroad spike in the center of Old Hickory Boulevard at the northeast corner of Tract No. 2 decreed to W. G.Burkitt by decree of Chancery Court of Nashville, of record in Minute Book 23, page 304, of said Court; thence with a fence in the northerly boundary line of a lane, north 89° 30' east 296 feet to a post and iron pin in the western boundary line of the property conveyed to Taylor; thence with said line north 1° 45' east 634.5 feet to a cross cut in a rock in a creek bed, said point being in the southern boundary line of the property conveyed to Jones; thence with said line north 89° west 374.5 feet to a railroad spike in the center of said Boulevard; thence with the center of said Boulevard south 5° 15' east 649 feet to the beginning, containing 4.90 acres, more or less. Being part of the property conveyed to W. G. Burkitt by Lillie Johnson Turner et al., by deed dated August 26, 1953, filed October 28, 1953, and recorded in book 2202, page 112, Register's Office for said County.

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

And we do covenant with the said George Kersey and wife, Mary Kersey 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 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 George Kersey and wife, Mary Kersey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of ~~June~~ July 1956

W. G. Burkitt
Bessie Burkitt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. A. Moore, a Notary Public in and for said County and State, the within named W. G. Burkitt and wife, Bessie Burkitt 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 16 day of July, 1956

Commission expires My Commission Expires Oct. 30, 1957

H. A. Moore
Notary Public

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