K 2598

WARRANTY DEED

For and in consideration of the sum of Five Thousand ($5,000.00) and No/100 DOLLARS to us this day paid cash in hand by John Burcham and wife, Lenora Burcham, the receipt of which is hereby acknowledged, we, Rebecca Pearl Walker and Sarah Elizabeth Hailey have bargained and sold, and by these presents do transfer and convey unto the said JOHN BURCHAM AND WIFE, LENORA BURCHAM, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

"Being the westerly 10 feet of Lot No. 502 and the easterly 40 feet of Lot No. 504, of Block No. 23 on the plan of Charlotte Park Company's First Addition as of record in Book 57, Page 103, Register's Office for said County.
"Said parts of Lots Nos. 502 and 504 front together 50 feet on the southerly side of Elkins, formerly Second Avenue and run back between parallel lines 180 feet to an alley."

Being the same property conveyed to Rebecca Pearl Walker and son, David L. Walker by deed from John E. Williams and wife, Mary Hines Williams, dated January 28, 1949, filed February 14, 1949, of record in Book1682, Page 412; and also the same property conveyed to Rebecca Pearl Walker and Sarah Elizabeth Hailey by deed from Rebecca Pearl Walker and David L. Walker, dated October 12, 1954, filed October 13, 1954 and of record in Book 2301, Page 275, Register's Office for Davidson County, Tennessee.

Possession to property is to be given within thirty days from date of deed. Taxes are prorated between the parties as of date of deed and the fire insurance is not to be transferred to bargainees.

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

And we do covenant with the said John Burcham and wife, Lenora Burcham and their heirs and assigns 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.

And we, Rebecca Pearl Walker and Sarah Elizabeth Hailey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Burcham and wife, Lenora Burcham, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of October, 19 56.

[redacted] [redacted]

Rebecca Pearl Walker

Sarah Elizabeth Hailey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Smith Wall, a Notary Public in and for said County and State, the within named Rebecca Pearl Walker and Sarah Elizabeth Hailey

the bargainor s, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of October, 19 56.

Commission expires May 16, 1959.

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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