BK 3402

WARRANTY DEED TTC-151953

For and in consideration of the sum of TEN AND NO/100 ***** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALICE A. BURTON, a widow,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN P. BARACH and wife, CAROL M. BARACH,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southerly 80 feet of Lot No. 38 on the Plan of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for said County.

Said part of Lot No. 38 fronts 80 feet on the westerly side of 18th Avenue, South, formerly Baxter Boulevard and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to J. A. Burton and wife, Alice A. Burton, by deed from Josephine C. Cason, et al, of record in Book 2858, page 95, Register's Office for Davidson County, Tennessee, the said J. A. Burton having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1952 taxes, which have been prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the day of June, 1952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me. [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Alice A. Burton

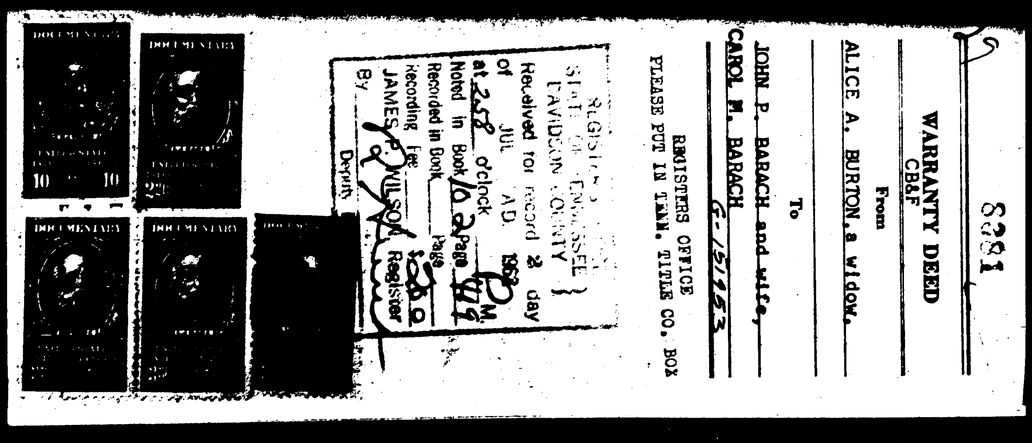
the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the [illegible] day of May, 1952

My commission expires: [illegible]

Notary Public

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