5200

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

Ten and No/100ths - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Ambrose W. J. Clay and wife, Rosie May Clay, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Mallernee Realty Company, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said Ambrose W. J. Clay and wife, Rosie May Clay

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being part of Lot No. 1 on the Map of the Elizabeth Harding Dower Tract, as of record in Plan Book 1, page 140, Chancery Court at Nashville, and part of a 1-acre tract shown on the northwest corner of said lot and known as Lot No. 5 of Hambrick's Subdivision of part of said property and part of Hambrick Street, now closed, and described according to a copy of a survey thereof made by Harvey Gee, January 18, 1951, as follows:

Beginning at a point in the westerly right-of-way line of the Tennessee Central Railroad, 17.7 feet south of the south margin of Meharry Boulevard; thence along said railroad right-of-way south 41 deg. 18' east, 172.5 feet to a point in the north line of Lot No. 3; thence along the north line of Lots 3, 2 and 1, south 76 deg. 11' west, 82.8 feet to a point in the east line of Lot No. 6; thence along the east line of Lot No. 6, north 13 deg. 37' west, 153 feet to the point of beginning.

Being part of the property donveyed to Mallernee Realty Company by deed from O. L. Hambrick and wife, of record in Book 1876, page 179, Register's Office for said County, and by quitclaim deed from Nannie Sellers Leech, et al, of record in Book 1879, page 261, said Register's Office.

Included in this conveyance is all right, title and interest in and to an easement conveyed to Mallernee Realty Company by deed from O. L. Hambrick and wife, of record in book _____, page _____, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ambrose W. J. Clay and wife, Rosie May Clay their heirs and assigns, forever.

And I do covenant with the said Ambrose W. J. Clay and wife, Rosie May Clay 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.

And I, Mallernee Realty Company, Inc. do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ambrose W. J. Clay and wife, Rosie May Clay their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23 day of January, 19 51.

MALLERNEE REALTY COMPANY, INC.

BY: O. E. Mallernee, Jr., President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19 ____.

Commission expires _____

Notary Public