K 1943

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 6,100.00 -
Six Thousand One Hundred and No/100 - DOLLARS
Cash in hand paid by Alford Scruggs and wife, Rozel Scruggs, the receipt of which is hereby acknowledged,

MALLERNEE REALTY COMPANY, INC., a Tennessee corporation, with its principal office and place of business at Nashville, Tennessee,

has / es bargained and sold, and by these presents do transfer and convey unto the said Alford Scruggs and wife, Rozel Scruggs their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot Nos. 62 and 63 on the Plan of L. H. Davis' Subdivision of Lot No. 41 of Clifton Plan, as of record in Book 57, page 100, Register's Office for said County. Said Lots Nos. 62 and 63 adjoin and front together 100 feet on the westerly side of 40th Avenue North, formerly Clifton Avenue, and run back 125.5 feet on the southerly line of Lot No. 62, and 45 feet on the northerly line of Lot 63, along the southerly margin of Spring Street; to the easterly margin of 43rd Avenue, North, measuring 132 feet thereon.
Being the same property conveyed to Mallernee Realty Company, Inc., by deed from Albert Robertson and wife, of record in Book 1848, page 3, 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 Alford Scruggs and wife, Rozel Scruggs their heirs and assigns, forever.

And it do / es covenant with the said Alford Scruggs and wife, Rozel Scruggs that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1951 taxes, which have been prorated and are hereby assumed by the purchasers.

And Mallernee Realty Company, Inc. do / es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Alford Scruggs and wife, Rozel Scruggs their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, MALLERNEE REALTY COMPANY, INC., a corporation aforesaid, has caused this instrument to be executed by its duly authorized officer on this 7th day of March, 1951.

MALLERNEE REALTY COMPANY, INC.

By D. E. Mallernee, Jr.
D. 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

G 475