K 2037

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 Will Witherspoon, Jr. and wife, Annie Elizabeth Witherspoon, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Mallernee Realty Company, Incorporated

have bargained and sold, and by these presents do transfer and convey unto the said Will Witherspoon, Jr. and wife, Annie Elizabeth Witherspoon their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the North 29 feet of Lot 15 and the South 9 feet of Lot 14 on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for said County.

Said parts of said Lots 15 and 14 adjoin and front together 38 feet on the west side of Lena Street and run back between parallel lines 128 feet to an alley.

Being part of the property conveyed to Mallernee Realty Company, Incorporated, by deed from Allie Mae Hayes, et al, of record in book 1850, page 176, said Register's Office.

This conveyance is made subject to 25-foot set-back line from Lena Street, and 10-foot easement along the west or rear line for public utilities, of record in Book 1835, page 8, said Register's Office.

Taxes for 1952 have been pro rated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Will Witherspoon, Jr. and wife, Annie Elizabeth Witherspoon, their heirs and assigns, forever.

And I do covenant with the said Will Witherspoon, Jr. and wife, Annie Elizabeth Witherspoon 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, Incorporated do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Will Witherspoon and wife, Annie Elizabeth Witherspoon, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 11 day of February, 19 52.

Mallernee Realty Company, Inc.

By: 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

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