K 2104

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
- - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged,

MALLERNEE REALTY COMPANY, Inc.

has does
bargained and sold, and by these presents transfer and convey unto the said
Taylor Abernathy and wife, SarahElizabeth Abernathy
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Being Lot No. 26 on the Plan of C. E. Raymond's Subdivision of Lot No. 22 in Owen's Buena Vista Addition, as of record in Book 57, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 50 feet on the easterly side of 12th Avenue, North, formerly Sangster Street, and runs back between parallel lines with the northerly margin of Cass Street, 145 feet to an alley.

Being the same property conveyed to Mallernee Realty Co., Inc. by deed from W. T. Ellis and wife, Lucille J. Ellis, of record in Book 2101, page 87, 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 Taylor Abernathy and wife, SarahElizabeth Abernathy
their heirs and assigns, forever.

And Mallernee Realty Company, Inc. / do covenant with the said Taylor Abernathy and wife, SarahElizabeth Abernathy 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.

And Mallernee Realty Company, Inc., does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Taylor Abernathy and wife, Sarah Elizabeth Abernathy, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Mallernee Realty Company, Inc., has caused this instrument to be executed by its duly authorized officers this 19th day of December, 1952.

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

G 377