2137

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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 / ~~have~~ **bargained and sold, and by these presents do / ~~does~~ transfer and convey unto the said** George C. Bramley and wife, Webbie Bramley

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 1 and part of Lot No 2 and part of Hambrick Street (abandoned) of the Hambrick Subdivision of part of E. Harding Dower Tract, not of record, described according to a survey made by Harvey Gee, Surveyor, January 18, 1951, as follows:

BEGINNING on the northerly margin of Alameda Street 230.5 feet east of the easterly margin of 24th Avenue North; thence north 12 degrees 37' west 170 feet; thence north 76 degrees 11' east 42.4 feet; thence south 13 degrees 49' east 170 feet to the northerly margin of said Alameda Street; thence with the same south 76 degrees 11' west 46 feet to the beginning.

Being a part of the property conveyed to Mallernee Realty Company by deed from C. L. Hambrick and wife, Frankie C. Hambrick, of record in Book 1876, page 179, 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 George C. Bramley and wife, Webbie Bramley

their Mallernee Realty Company **heirs and assigns, forever.**

And / does ~~do~~ **covenant with the said** George C Bramley and wife, Webbie Bramley

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 taxes for 1951 which are prorated and assumed by the purchaser

And Mallernee Realty Company, Inc

does / ~~do~~ **further covenant and bind** itself, its successors and assigns / ~~heirs and representatives,~~ **to warrant and forever defend the title to the said land to the said** George C. Bramley and wife, Webbie Bramley

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Mallernee Realty Company, Inc., has caused this instrument to ~~Witness my hand~~ be executed by its duly authorized officer this 27th day of February, 1951.

MALLERNEE REALTY COMPANY, Inc.

By: O. E. Mallernee, Jr.
President

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