**WARRANTY DEED** Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -($10.00)- - - - - - - - - - - - - - DOLLARS

Cash in hand paid by R. O. Mallernee and wife, Julia L. Mallernee, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, Ewing O. Harper Jr., and wife, Lillian G. Harper, and Jack J. Cohen and wife, Bessie D. Cohen,

have bargained and sold, and by these presents do transfer and convey unto the said R. O. Mallernee and wife, Julia L. Mallernee, their heirs and assigns our two thirds undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Manlove Heirs Property, of record in Book 21, page 129, Register's Office for said County. Said Lot No. 42 fronts 50 feet on the south side of Underwood Street and runs back between lines 169.7 feet on the east line and 170.6 feet on the west line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to R. O. Mallernee and wife, Julia L. Mallernee, and Jack J. Cohen and wife, Bessie D. Cohen, and Ewing O. Harper Jr., and wife, Lillian G. Harper, by deed from Shelly Mai Mitchell, Mary Elizabeth Mitchell Phillips and husband, James Phillips, of record in Book 2201, page 481, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said R. O. Mallernee and wife, Julia L. Mallernee, their heirs and assigns, forever.

And We do covenant with the said R. O. Mallernee and wife, Julia L. Mallernee, that We are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We Jack J. Cohen and wife, Bessie D. Cohen & Ewing O. Harper Jr., and wife, Lillian G. Harper do further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said R. O. Mallernee and wife, Julia L. Mallernee, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 16th day of February, 1954

Ewing O. Harper Jr.
Lillian G. Harper
Jack J. Cohen
Bessie D. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William H. Robin, a Notary Public in and for said County and State, the within named Jack J. Cohen and wife, Bessie D. Cohen, and Ewing O. Harper Jr., and wife, Lillian G. Harper, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1954

Commission expires July 11, 1956

William H. Robin
Notary Public