K 2272

4950 pc

WARRANTY DEED — Form 1601 — 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 Vesuvie J. E. Mitchell and wife, Rosa Bell Mitchell, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Mallernee Realty Company, Incorporated

have bargained and sold, and by these presents do transfer and convey unto the said Vesuvie J. E. Mitchell and wife, Rosa Bell Mitchell 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. 3 and part of Hambrick Street (abandoned) in Hambrick's Subdivision of a part of E. Harding's Dower Tract, as of record in Book 1, page 140, Chancery Court of Nashville, Tennessee, and described according to a survey made January 18, 1951, by Harvey Gee, Surveyor, as follows:

Beginning at a point in the northerly margin of Alameda Street, said point being 321.5 feet east of the intersection of Alameda Street, and 24th Avenue, North; thence North 13 deg. 49' West 170 feet to a point in said abandoned Hambrick Street; thence North 76 deg. 11' East 29.4 feet to a point; thence South 41 deg. 18' East 32.9 feet to a point; thence South 13 deg. 49' East 140.5feet to a point in the northerly margin of Alameda Street; thence South 76 deg. 11' West 44.7 feet to the point of beginning.

Being part of the same property conveyed to Mallernee Realty Company, Incorporated, by deeds from O. L. Hambrick and wife, of record in Book 1876, page 179, Register's Office for Davidson County, Tennessee, and from Nannie Sellers Leech, et al, of record in book 1879, page 261, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easement for Sanitary Sewer contained in an instrument of record in book 2271, page 433, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vesuvie J. E. Mitchell and wife, Rosa Bell Mitchell, their heirs and assigns, forever.

And we do covenant with the said Vesuvie J. E. Mitchell and wife, Rosa Bell Mitchell 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, Mallernee Realty Company, Incorporated do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Vesuvie J. E. Mitchell and wife, Rosa Bell Mitchell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of March, 1954.

MALLERNEE REALTY COMPANY, INCORPORATED

BY: D. E. Mallernee, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible] a Notary Public in and for said County and State, the within named 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 [illegible], Tennessee, this day of , 19 .

Commission expires

Notary Public

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