K 2275

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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 Jack J. Cohen and wife, Bessie D. Cohen, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, Hazel Aline Boyd Ferguson (formerly Hazel Aline Boyd) and husband, Smyth Joseph Ferguson,

________ have bargained and sold, and by these presents do transfer and convey unto the said R. O. Mallernee and wife, Julia L. Mallernee, & Jack J. Cohen and wife, Bessie D. Cohen,

their heirs and assigns, 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. 43 on the Plan of McGavock, Wetmore & Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for said County.

Said lot No. 43 fronts 50 feet on the northerly side of Scovel Street and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Hazel Aline Boyd by deed from John B. Cobb, County Court Clerk of record in Book 1333, page 343, 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, & Jack J. Cohen and wife, Bessie D. Cohen, their heirs and assigns, forever.

And We do covenant with the said R. O. Mallernee and wife, Julia L. Mallernee, & Jack J. Cohen et ux, Bessie D. Cohen, 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. , except 1954 taxes which have been prorated and are assumed by the grantees herein.

And We, Hazel Aline Boyd Ferguson and husband, Smyth Joseph Ferguson, 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, & Jack J. Cohen et ux, Bessie D. Cohen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of April, 1954

Hazel Aline Boyd Ferguson
Hazel Aline Boyd Ferguson

Smyth Joseph Ferguson
Smyth Joseph Ferguson

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