BOOK 2303

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

Cash in hand paid by Julius A. Epps and wife, Elmarie L. Epps, and other good and valuable considerations, the receipt of all of which is hereby acknowledged:

We, R. O. Mallernee and wife, Julia L. Mallernee,

have bargained and sold, and by these presents do transfer and convey unto the said Julius A. Epps and wife, Elmarie L. Epps,

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. 15 and the westerly 10 feet of Lot No. 16 on the Map of Bransford Realty Company's Resubdivision of part of the Manlove's Addition, of record in Book 421, page 53, Register's Office for said County.

Said Lot No. 15 and part of Lot No. 16 front and adjoin together 50 feet on the south side of Thompson Street and runs back between parallel lines 157 feet, more or less, to an alley.

Being the same property conveyed to R. O. Mallernee and wife, Julia Mallernee by deed from A. C. Walker and wife, Estelle Lillian Walker, of record in Book 2270, page 483, 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 Julius A. Epps and wife, Elmarie L. Epps, their heirs and assigns, forever.

And We do covenant with the said Julius A. Epps and wife, Elmarie L. Epps, 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 assumed by the grantees herein.

And We, R. O. Mallernee and wife, Julia L. Mallernee, do further covenant and bind Ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Julius A. Epps and wife, Elmarie L. Epps, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 12th day of April, 1954

[redacted]

R O Mallernee

Julia L. Mallernee

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 R. O. Mallernee and wife, Julia L. Mallernee

the bargainers, 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 12th day of April,

Commission expires July 11, 1956

William H. Robin
Notary Public

35697

WARRANTY DEED

FROM

R. O. Mallernee and wife,
Julia L. Mallernee

TO

Julius A. Epps and wife,
Elmarie L. Epps

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of OCT 1954
at 8:55 O'CLOCK A. M.
Noted in Book 82 Page 773
Recorded in Book Page
Registration Fee $2.50
JAMES P. WILSON, Register
By M. McKinley

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CUMBERLAND REALTY CO

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