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

Cash in hand paid by Sam Garfinkle and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, R. O. Mallernee and wife, Julia L. Mallernee, and Jack J.Cohen and wife, Bessie D. Cohen,

have bargained and sold, and by these presents do transfer and convey unto the said Sam Garfinkle his **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. 16 on the Map of the Subdivision of lots Nos. 25 and 26 of the County Lands, as of record in Book 161, page 169, Register's Office for said County.
Said Lot No. 16 fronts 50 feet on the easterly side of 40th Avenue North, formerly Clifton Avenue and runs back between parallel lines 125 feet to an alley.
Being the same property conveyed to R. O. Mallerneeand wife, Julia L. Mallernee, and Jack J. Cohen and wife, Bessie D. Cohen, by deed from Clarence L. Preston and wife, Bertha P. Preston, of record in Book 2442, Page 103, R. O. D. C., 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 Sam Garfinkle his **heirs and assigns, forever.**

And We **do covenant with the said** Sam Garfinkle **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 1955 taxes which have been prorated and are assumed by the grantee herein.

And We, R.O.Mallernee and wife, Julia L. Mallernee, & Jack J. Cohen & wife, Bessie D. Cohen **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Sam Garfinkle his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 25th **day of** July, **19**55.

R O Mallernee — Jack J Cohen
Julia L. Mallernee — Bessie D. Cohen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Martha S. Mayo**, a Notary Public in and for said County and State, the within named** R. O. Mallernee and wife, Julia L. Mallernee, and Jack J. Cohen and wife, Bessie D. Cohen,

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 office, this 25th **day of** July, **19**55

Commission expires July 28, 1957 — Mrs. Martha S. Mayo, **Notary Public**

610417

WARRANTY DEED

FROM

R. O. Mallernee et al

TO

Sam Garfinkle

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of JUL A.D. 1955 at 3:17 o'clock
Noted in Book 71 Page 125
Recorded in book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By [illegible] Dpt. Reg.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
220 TWO DOLLARS TWENTY CENTS

Cumberland Abstract Company
NASHVILLE, TENN.