BK 2646

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $ 1,150.00----------

One Thousand One Hundred Fifty and no/100---------- DOLLARS cash in hand paid by Horace W. Bentle and wife, Dorothy B. Bentle, receipt of which is hereby acknowledged and the further consideration that the said Horace W. Bentle and wife, Dorothy B. Bentle assume and agree to pay a first mortgage of record in Book 2265, Page 239, Register's Office for Davidson County, Tennessee, said mortgage unpaid principal balance as of this date is the sum of $ 3,750.00 and is payable $ 36.60 per month principal and interest at the rate of 6% per annum on the unpaid principal sum.

_____ have bargained and sold, and by these presents do transfer and convey unto the said Horace W. Bentle and wife, Dorothy B. Bentle their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly 50 feet of the westerly 150 feet of Lot "C" on the Plan of the first Subdivision of part of Brownsville, as of record in Book 21, Page 112, said Register's Office.

Said part of Lot "C" fronts 50 feet on the easterly side of Scott Avenue and extends back between parallel lines, with the northerly margin of Seymour Avenue, formerly Watkins Street, 150 feet to a dead line.

Being part of the same property conveyed to Mallernee Realty Company, Inc. by deed from Eunice V. Hatton, as of record in Book 2278, Page 609, 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 Horace W. Bentle and wife, Dorothy B. Bentle their heirs and assigns, forever.

And / Mallernee Realty Company, Inc. do covenant with the said Horace W. Bentle and wife, Dorothy B. Bentle that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as above stated.

And Mallernee Realty Company, Inc. do further covenant and bind itself & its hxxxand representatives, to warrant and forever defend the title to the said land to the said Horace W. Bentle and wife, Dorothy B. Bentle their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 7 day of May, 19 57.

D. E. Mallernee Jr.

MALLERNEE REALTY COMPANY, INC.,

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 office, this _____ day of _____, 19____

Commission expires _____

_____
Notary Public

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