K 2706

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $ 10.00

Ten and no/100 **DOLLARS**

cash in hand paid by George M. Haley and wife, Mildred Stephens Haley and other good and valuable xonsiderations, receipt of which is hereby acknowledged, and the further consideration that the said George M. Haley and wife, Mildred Stephens Haley assume and agree to pay a first mortgage note secured by Deed of Trust to Louis Leftwich, Jr., Trustee, of record in Book 2514, Page 205, Register's Office for Davidson County, Tennessee. Said Deed of Trust secures and indebtedness in the original sum of $ 5,350.00 payable to Fidelity Federal Savings and Loan Association of Nashville, Tennessee, at the rate of $ 29.74 per month including principal and interest at the rate of 4½% per annum. In addition to the above payment 1/12 of the taxes and insurance premium is also payable each and every month.

We, D. E. Mallernee, Jr., and wife, Mary Long Mallernee

have bargained and sold, and by these presents do transfer and convey unto the said George M. Haley and wife, Mildred Stephens Haley

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. 6 on the Map of J. M. Davidson's Subdivision of Block "B" Holman Heights Plan, as of record in Book 332, Page 25, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the easterly side of Lovell Street and runs back between parallel lines, 155 feet to an alley.

Being the same property conveyed to D. E. Mallernee, Jr., by deed from R. O. Mallernee, Trustee, as of record in Book 2705, Page 61, Register's Office for Davidson County, Tennessee.

Escrow funds for taxes and insurance for the above mentioned mortgage are hereby transferred to the Grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George M. Haley and wife, Mildred Stephens Haley their **heirs and assigns, forever.**

And We **do covenant with the said** George M. Haley and wife, Mildred Stephens Haley and their heirs **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 as above stated.**

And We, D. E. Mallernee, Jr., and wife, Mary Long 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** George M. Haley and wife, Mildred Stephens Haley and their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 4th **day of** December, 19 57.

D. E. Mallernee Jr.

Mary Long Mallernee

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