K 2707

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 Fannie Whitman, unmarried, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the said Fannie Whitman assume and agree to pay the sum of $ 2,062.83 which is the balance as of this date of a first mortgage note secured by deed of Trust to Louis Leftwich, Jr., Trustee, of record in Book _____, Page _____, R. O. D. C. Tenn., given to secure Fidelty Federal Savings and Loan Association of Nashville. Said note is payable at the rate of $ 21.47 per month.

Mallernee Realty Company, Inc.

_____ have bargained and sold, and by these presents do transfer and convey unto the said Fannie Whitman, unmarried her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the east 25 feet of Lot No. 58 in the Resubdivision of the Wilcox Property, as of record in Book 421, Page 42, said Register's Office.

Said part of Lot No. 58 fronts 25 feet on the north side of Felicia Street, formerly Robert Street, and runs back between parallel lines 125 feet to a 20 foot alley in the rear.

Being part of the same property conveyed to Mallernee Realty Company, Inc., by deed from Grace Kraft Peat and Mary Kraft Norton, as of record in Book 2102, Page 525, 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 Fannie Whitman, unmarried her heirs and assigns, forever.
And I Mallernee Realty Company, Inc. do covenant with the said Fannie Whitman, unmarried 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 assigns ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Fannie Whitman, unmarried her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 13th day of December, 1957.

MALLERNEE REALTY COMPANY, INC.

D. E. Mallernee, PRES.

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