K 2744

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------($10.00)---------- DOLLARS

----------Ten and no/100----------

Cash in hand to us paid by James W. Carney and wife Gladys Hooten Carney, receipt of which is hereby acknowledged, and other good and valuable considerations,

This conveyance is made subject to the unpaid balance of a note held by Fidelity Federal Savings & Loan Association, secured by Deed of Trust to Louis Leftwich, Jr., Trustees, as of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

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 James W. Carney and wife Gladys Hooten Carney 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 part of the westerly one-half of Block No. 31 in the Re-Subdivision of Midway Plan which is recorded in Book 421, page 11, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point approximately 288 feet from the northeast corner of 33rd. Avenue North and Clare Street, easterly with the southerly boundary of Reece Bond Property, same being the northerly boundary of the Frierson 188 feet tract, 150 feet to an alley; thence southerly with the alley, 40 feet; thence westerly 150 feet to the easterly margin of 33rd. Avenue North; thence northerly 40 feet to the beginning.

Being the same property conveyed to D.E. Mallernee Jr., and wife Mary Long Mallernee by deed from James W. Ferguson and wife Louise Newman Ferguson, as of record in Book 2740, Page 345, 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 James W. Carney and wife Gladys Hooten Carney their heirs and assigns, forever.

And We do covenant with the said James W. Carney and wife Gladys Hooten Carney 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 herein 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 James W. Carney and wife Gladys Hooten Carney their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th. day of April, 1958

D. E. Mallernee Jr.

Mary Long Mallernee

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