K 2753

For and in consideration of the sum of $ 10.00

********** Ten and no/100 ********** DOLLARS

Cash in hand paid by B. Roy Kennedy, Jr. and wife, Mae W. Kennedy, and other good and valuable consideration accepted as cash, receipt of all of which is hereby acknowledged, we, Ernest Leroy Fuller and wife, Mary Elizabeth M. Fuller,

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

Being the northerly one-half of Lot No. 29 on the Plan of the North Nashville Real Estate Company's Properties, as of record in Book 21, Page 105, Register's Office for said County.

Said part of said Lot No. 29 fronts 25 feet on the easterly side of 7th Avenue, North and runs back between lines, 176 feet on the northerly line and 175 feet, 9 inches, more or less, on the southerly line, to an alley, measuring 25 feet thereon.

Being the same property conveyed to Ernest Leroy Fuller and wife, Mary Elizabeth M. Fuller, by deed from R. C. Mallernee and wife, Julia L. Mallernee, and Jack J. Cohen and wife, of record in Book 1712, Page 284, said Register's Office.

This conveyance is made subject to vendor's lien retained in said deed from R. C. Mallernee and others, to Ernest Leroy Fuller and wife, Mary Elizabeth M. Fuller, of record in Book 1712, Page 284, said Register's Office, securing payment of a note, the balance of which is $1,556.46 and to unpaid taxes which are a lien on said property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. Roy Kennedy, Jr. and wife, Mae W. Kennedy, their heirs and assigns, forever.

And we do covenant with the said B. Roy Kennedy, Jr. and wife, Mae W. Kennedy, 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 hereinabove set out.

And we, Ernest Leroy Fuller, and wife, Mary Elizabeth M. Fuller, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said B. Roy Kennedy, Jr. and wife, Mae W. Kennedy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of June, 1958.

Ernest Leroy Fuller
Mary Elizabeth M. Fuller

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julia L. Mallernee, a Notary Public in and for said County and State, the within named Ernest Leroy Fuller, and wife, Mary Elizabeth M. Fuller, the bargainor, 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 Nashville, Tennessee, this 25th day of June, 1958.

Commission expires June 2, 1959

Julia L. Mallernee
Notary Public

WARRANTY DEED

FROM Ernest Leroy Fuller ET UX

TO B. Roy Kennedy, Jr. ET UX

86216

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record this 25 day of JUN 1958 at 12 o'clock P.M.
Noted in Book
Recorded in Book
Recording Fee
JAMES P. HUDSON, REGISTER
By

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

G 564