K 2753

For and in consideration of the sum of $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we, R. O. Mallernee and wife, Julia L. Mallernee,

have bargained and sold, and by these presents do transfer and convey unto the said Ernest Leroy Fuller and wife, Mary Elizabeth Fuller,

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. 212, Block 10 in Charlotte Park Company's First Addition, as of record in Book 57, page 103, Register's Office for said County,

Said Lot No. 212 fronts 61 feet on the south side of Nevada Avenue, formerly Third Avenue, and extends back southwardly between parallel lines and along the east margin of 44th Avenue, North 150 feet to a 290foot alley,measuring 61 feet thereon.

Being the same property conveyed to R. O. Mallernee andwife, Julia L. Mallernee, by deed from John Robert Edwards andwife, Louise B. Edwards, of record in Book 2745, page 519, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described 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 Ernest Leroy Fuller and wife, Mary Elizabeth Fuller,

their heirs and assigns, forever.

And we do covenant with the said Ernest Leroy Fuller and wife, Mary Elizabeth Fuller, 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 1958 taxes which have been prorated and assumed by purchasers.

And we, R. O. Mallernee and wife, Julia L. 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 Ernest Leroy Fuller and wife, Mary Elizabeth Fuller, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of June, 19 58

R O Mallernee

Julia L Mallernee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. A. Tenison, a Notary Public in and for said County and State, the within named R. O. Mallernee and wife, Julia L. Mallernee

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 office, this 25th day of June, 19 58

Commission expires February 1, 1961

Notary Public

$7,500.00

WARRANTY DEED

FROM R. O. Mallernee and wife, Julia L. Mallernee

TO Ernest Leroy Fuller and wife, Mary Elizabeth Fuller

BY GUARANTY MORTGAGE CO. OF NASHVILLE

86324

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26 day of JUN A.D. 1958 at 11:41 o'clock A M.
Noted in Book 20 Page 524
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By C M Hunting D.R.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 604