K 2863

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 to us paid by William Golden and wife, Julie Thomason Golden, and other good and valuable considerations, the receipt of which is hereby acknowledged, 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 William Golden and wife, Julie Thomason Golden

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 Lot No. 449 on the Map of Sunrise Heights Second Plan, as of record in Book 421, page 46, Register's Office for said County.

Said Lot No. 449 fronts 50 feet on the westerly side of Mays Avenue and runs back on its northerly line 184.7 feet, and on its southerly line, 179.8 feet, to an alley, and shows 50.3 feet on said alley.

Being the same property conveyed to D.E. Mallernee Jr., and wife, Mary Long Mallernee, by deed from Bessie Dorris, as of record in Book 2859, page 17, Register's Office for Davodson County, Tennessee.

The Grantees herein named have assumed for payment and do hereby agrees to pay the sum of $4,000.00, which represents the unpaid balance of a note executed by D.E. Mallernee Jr., and wife, Mary Long Mallernee, and payable to Fidelity Federal Savings & Loan Association, secured by a Deed of Trust, to Louis Leftwich Jr., Trustee, as of record in Book 2885, page 635, 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 William Golden and wife, Julie Thomason Golden their heirs and assigns, forever.

And we do covenant with the said William Golden and wife, Julie Thomason Golden 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 William Golden and wife, Julie Thomason Golden their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th. day of January, 19 59

D.E. Mallernee Jr.

Mary Long Mallernee

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