K 2908

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand to us paid by Kennard Johnson and wife, Ruthie Rosie Kidd Johnson, and for the further consideration that the said Kennard Johnson and wife, Ruthie Rosie Kidd Johnson, have assumed for payment and do herein agree to pay a loan held by the Fidelity Federal Savings & Loan Association of Nashville, File No. 12,989, dated May 20, 1959, and being in the sum of $3700.00, and payable in monthly installments for a period of twelve years, each installment being in the sum of $36.11, which includes principal and interest at the rate of six per cent, said loan having been executed by the Grantors herein named, with the first installment being due for payment on the 20th day of June, 1959, 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 Kennard Johnson and wife, Ruthie Rosie Kidd Johnson,

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 parts of Lots Nos. 32, 33 and 34 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 24th Avenue North, at the intersection of the westerly margin of said 24th Avenue North and the northerly margin of Rose, formerly Yarbrough Street; thence with the northerly margin of said Rose Street, westwardly 150 feet to a point in the easterly margin of a 12 foot alley; thence with the easterly margin of said alley, northwestwardly 50 feet to the southwest corner of a part of Lots Nos. 32, 33 and 34 conveyed to Louise Rittenberry by deed from Lillie Bell Santi Ham, of record in Book 1335, page 97, said Register's office; thence with the southern boundary line of said Rittenberry property, eastwardly 145 feet, more or less, to a point in the westerly margin of said 24th Avenue North; thence with the westerly margin of said 24th Avenue North, southwardly 50 feet to the beginning.

Being the same property conveyed to D. E. Mallernee, Jr., and wife, by deed from C. P. Craus and wife, Roberta Craus, of record in Book 2905, page 318, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kennard Johnson and wife, Ruthie Rosie Kidd Johnson, their heirs and assigns, forever.

And We do covenant with the said Kennard Johnson and wife, Ruthie Rosie Kidd Johnson 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 hereinbefore 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 Kennard Johnson and wife, Ruthie Rosie Kidd Johnson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 27 day of May, 19 59

D. E. Mallernee Jr.
Mary Long Mallernee

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