K 2927

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of EIGHT THOUSAND EIGHT HUNDRED FORTY-FIVE AND NO/100 ---------- ($8,845.00) ---------- DOLLARS Cash in hand paid by James E. Scruggs and wife, Dorothy S. Scruggs, 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 JAMES E. SCRUGGS AND WIFE, DOROTHY S. SCRUGGS

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. 169 of Block 1, in F. O. Beasley's McFerrin Addition to East Nashville, a plan of which is of record in Book 57, page 136, Register's Office for said County.

Said Lot No. 169 fronts 50 feet on the east side of North Ninth Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to R. O. Mallernee and wife, Julia L. Mallernee by County Court Clerk's Deed of record in Book 2855, page 185, 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 E. Scruggs and wife, Dorothy S. Scruggs their heirs and assigns, forever.

And we do covenant with the said James E. Scruggs and wife, Dorothy S. Scruggs 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 for 1959 taxes, which have been prorated and are hereby assumed by the 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 James E. Scruggs and wife, Dorothy S. Scruggs their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of July, 19 59

R O Mallernee

Julia L Mallernee

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