K 2961

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten ($10.00) ---------- ---------- DOLLARS cash in hand paid, and other good and lawful considerations, receipt of which is hereby acknowledged,

I, H. M. Mullins, have bargained and sold, and by these presents do transfer and convey unto the said Anna Gertrude Mullins, my wife, in fee simple, all of my right, title and interest in and to her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 25 on the Map of Maynor Place, as of record in Book 843, page 24, Register's Office for said county.

Said Lot No. 25 fronts 60 feet on the southerly side of Maynor Avenue and runs back 153.2 feet on the easterly line and 152 feet on the westerly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to H. M. Mullins and wife, Anna Gertrude Mullins, by deed from W. T. Vitatoe and wife, Marie Dixon Vitatoe, of record in Book 2045, Page 364, 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 Anna Gertrude Mullins, her heirs and assigns, forever.

And I do covenant with the said Anna Gertrude Mullins, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except mortgage with Home Federal Savings & Loan Assn.

And I, H. M. Mullins, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Anna Gertrude Mullins, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of September, 1959

H. M. Mullins

G 429