K 2962

WARRANTY DEED

For and in consideration of the sum of NINE THOUSAND TWO HUNDRED NINETY-FIVE AND NO/100 - ($9,295.00)

Cash in hand paid by John P. Frazier and wife, Geneva W. Frazier, 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
JOHN P. FRAZIER AND WIFE, GENEVA W. FRAZIER

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 347, in Block 20, on the Map of Hefferman Place Subdivision, as of record in Book 161, page 138, Register's Office for said County.

Said Lot No. 347 fronts 50.0 feet on the south margin of Morena Street and runs back 202.2 feet on the east line and 205.4 feet on the west line to a dead line, measuring 50.2 feet thereon.

Being the same property conveyed to R. O. Mallernee and wife, Julia L. Mallernee, by warranty deed from V. H. Dixon and wife, Henrie B. Dixon, of record in Book 2811, page 173, said Register's Office.

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 John P. Frazier and wife, Geneva W. Frazier their heirs and assigns forever.

And we do covenant with the said John P. Frazier and wife, Geneva W. Frazier 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 John P. Frazier and wife, Geneva W. Frazier their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 29th day of September 59

R O Mallernee

Julia L Mallernee

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