BK 2993

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---------$10.00----------

Ten and no/100 ---------- DOLLARS

and other good and valuable consideration paid by Ted Appleby and wife, Eleanor Reep Appleby, 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 Ted Appleby and wife, Eleanor Reep Appleby

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 part of Block No. 7 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning on the northerly margin of Elkins Avenue, at a point 105 feet west of the westerly margin of 52nd. Avenue North, said point being the southwest corner of the property conveyed to Paul S. Smith and wife, by deed from Warren B. Sloan and wife, of record in Book 1296, page 187, said Register's Office; thence with said Smith's westerly line, northwardly 150 feet, more or less, to the center of a ditch in the southerly line of the property conveyed to Henry F. Forte and wife, by deed from Calvin A. Stewart, of record in Book 712, page 483, said Register's Office; thence with said line and with the center of said ditch, westwardly 55 feet; thence southwardly 150 feet, more or less, to the northerly margin of Elkins Avenue; thence with said Avenue eastwardly 55 feet to the beginning.

Being the same property conveyed to D.E. Mallernee Jr., and wife, Mary Long Mallernee, by deed from Maud K. Parnell, a widow, of record in Book 2922, Page 156, 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 Ted Appleby and wife, Eleanor Reep Appleby their heirs and assigns, forever.

And We do covenant with the said Ted Appleby and wife, Eleanor Reep Appleby 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.

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 Ted Appleby and wife, Eleanor Reep Appleby their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th. day of November, 19 59

D. E. Mallernee

Mary Long Mallernee

PG 223