K 2996

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

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

Cash in hand paid by the Grantees, and other good and valuable considerations, the 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 Robert R. Hamilton and wife, Ruby Francis Fisher Hamilton

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

Being the northwesterly part of Lot No. 2 on the Map of John H. Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, Register's Office for said County.

Said part of said Lot fronts 54.75 feet on the easterly side of an unnamed Street, running north and south from Rose Avenue to Napoleon Street, being the first street west of the Nolensville Pike, and runs back between lines, 149.2 feet, more or less, on the north line, and 164.4 feet more or less, on the south line, to a dead line on which it measures 50 feet.

Being the same property conveyed to D.E. Mallernee Jr., and wife, Mary Long Mallernee, by deed from Eunice Mae Hodges, as of record in Book 2962, Page 513, Register's Office for Davidson County, Tennessee.

The Grantees herein named have assumed for payment and do hereby agrees to pay the sum of $6001.53, Which represents the unpaid balance of a note executed by D.E. Mallernee Jr., and wife, Mary Long Mallernee, and payable to Fidelity Federal Savings & Loan Association, secured by a Deed of Trust, to Louis Leftwich Jr., Trustee, as of record in Book 2674 , Page 259 , 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 Robert R. Hamilton and wife, Ruby Francis Fisher Hamilton

their heirs and assigns, forever.

And We do covenant with the said Robert R. Hamilton and wife, Ruby Francis Fisher Hamilton 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 herein above 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 Robert R. Hamilton and wife, Ruby Francis Fisher Hamilton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st. day of December, 19 59

D. E. Mallernee Jr.

Mary Long Mallernee

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