BK 3031

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$8,950.00----------

----Eight Thousand Nine Hundred Fifty and no/100---------- DOLLARS

cash in hand paid by Winford Ray Malugen and wife, Sylvia S. Malugen, the receipt of which is hereby acknowledged, we, DONALD R. MITCHELL and wife, HELEN G. MITCHELL

_____ have bargained and sold, and by these presents do transfer and convey unto the said WINFORD RAY MALUGEN and wife, SYLVIA S. MALUGEN

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

Being Lot No. 11 of Block "D" on the Plan of Berry Hill Gardens Subdivision of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 11 fronts 77.5 feet on the easterly side of Bransford Avenue and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Donald R. Mitchell and wife, Helen G. Mitchell by deed from John E. Acuff, Jr. and wife, Freda Clayton Acuff, of record in Book 1883, page 628, said Register's Office.

The above conveyance is subject to restrictions of record in Book 1165, page 627 and an easement along the rear of the lot for public utilities as shown in the plan of record in Book 1130, page 36, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WINFORD RAY MALUGEN and wife, SYLVIA S. MALUGEN their heirs and assigns, forever.

And we do covenant with the said WINFORD RAY MALUGEN and wife, SYLVIA S. MALUGEN 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 taxes for the year 1960 which have been pro-rated and assumed by the grantees herein.

And we, Donald R. Mitchell and wife, Helen G. Mitchell do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Winford Ray Malugen and wife, Sylvia S. Malugen, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of March, 1960

/ Donald R. Mitchell

/ Helen G. Mitchell

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