BK 3105

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100 ($10.00) **DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged and other valuable consideration,

We, Samuel H. Pearsall Jr., and wife, Isabelle Ikard Pearsall and James Howard Mullins and wife, Barbara Ikard Mullins,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** George Imberg his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the southerly 50 feet of Lot No. 11 on the map of the Subdivision of Lot No. 34, O. B. Hayes Rokeby Addition, as of record in book 146, page 266 Register's Office for said County.
Said part of Lot No. 11 fronts 50 feet on the westerly side of 17th Averne South, formerly Addison Street, and runs back between parallel lines 150½ feet to an alley.
Being the same property conveyed to Samuel H. Pearsall, Jr., and wife, Isabelle Ikard Pearsall, a one-half undivided interest and James Howard Mullins and wife, Barbara Ikard Mullins, a one-half undivided interest by deed of record in book 2274, page 433, R. O. D. C. 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 George Imberg his **heirs and assigns, forever.**

And we **do covenant with the said** George Imberg **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/ Samuel H. Pearsall, Jr., and wife Isabelle Ikard Pearsall and James Howard Mullins and wife, Barbara Ikard Mullins **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** George Imberg his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 17th. **day of** August, 19 60

Same as Samuel H. Pearsall Jr.
Samuel Hoff Pearsall Jr. — James Howard Mullins
Isabelle Ikard Pearsall — Barbara Ikard Mullins

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