K 3180

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 Claude Watson and wife, Margaret Edwards Watson, 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 Claude Watson and wife, Margaret Edwards Watson

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 a part of the Kocsis Property in South Nashville, nor of record, being sometimes called Lot No. 3 in the Division of said Property, and described as follows:

Beginning in the north margin of Fain Street, 91 feet west of the northwest corner of Fain Street, and Fairfield Avenue, being the southwest corner of the property conveyed to Ella S. Donlon, by deed from Jacobs H. Doyle, as of record in Book 1005, page 589; thence with Donlon's line, North 16 feet to an alley; thence west with the south margin of said alley, 36 feet to a point; thence South 165 feet to the northmargin of Fain Street; thence east with said street, 36 feet to the point of beginning.

Being the same property conveyed to D.E. Mallernee Jr., and wife, Mary Long Mallernee, by deed from Ernest Ridley, Emma Ridley, and Alberta Beard, as of record in Book 3178, Page 621, 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 Claude Watson and wife, Margaret Edwards Watson their heirs and assigns, forever.

And we do covenant with the said Claude Watson and wife, Margaret Edwards Watson 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 Claude Watson and wife, Margaret Edwards Watson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 31st. day of January, 19 61

D. E. Mallernee Jr.

Mary Long Mallernee

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