K 3218

**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 Joseph Reynolds and John W. Reynolds, D.B.A., Reynolds Bros. Plumbing & Heating Company, 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** Joseph Reynolds and John W. Reynolds, D.B.A., Reynolds Bros. Plumbing & Heating Co., 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 Lot No. 31 on the Map of B.F. Browns Plan of the Rains Spring Tract, or property, as of record in Book 57, page 115, Register's Office for said County.

Said part of Lot No. 31 fronts 50 feet on the westerly side of Nolensville Pike or 4th. Avenue South, and runs back between parallel lines 96 feet to a dead line in the rear.

Being the same property conveyed to D.E. Mallernee Jr., and wife, Mary Long Mallernee, by deed from R.C. Sullivan and wife, Alma Sullivan, of record in Book 2695, page 90, Register's Office for Davidson County, Tennessee

The Grantees herein named have assumed for payment and do hereby agree to pay the sum of $4002.98, which represents the unpaid balance of a note executed by D.E. Mallernee Jr., and wife, Mary Long Mallernee, payable to R.C. Sullivan and wife, Alma Sullivan, secured by an Installment Deed, as of record in Book 2695, page 90, 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** Joseph Reynolds and John W. Reynolds, D.B.A, Reynolds Bros. Plumbing & Heating Company, their **heirs and assigns, forever.**

**And** we **do covenant with the said** Joseph Reynolds and John W. Reynolds, as above **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** Joseph Reynolds and John W. Reynolds, as stated above, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** our **hand** s **this** 7th. **day of** April, 1961

D. E. Mallernee Jr.

Mary Long Mallernee

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