BK 3309

$2950.00

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 by Clarence L. Preston and wife, Bertha P. Preston, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

I, Julia L. Mallernee, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Clarence L. Preston and wife, Bertha P. Preston,

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 Lot No. 14 in F. E. Mann's Plan of Lots of the Lucy H. Lindsley Tract, as of record in Plan Book No. 161, page 40, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the east side of Pennock Avenue and runs back between parallel lines 145 1/3 feet to an alley.

Being the same property conveyed to Julia L. Mallernee, by deed from Michael Burns and wife, Estelle C. Burns, of record in Book 3265, page 299, 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 Clarence L. Preston and wife, Bertha P. Preston, their **heirs and assigns, forever.**

And I **do covenant with the said** Clarence L. Preston & wife, Bertha P. Preston, **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And I, Julia L. Mallernee, a widow, **do further covenant and bind** Myself, My **heirs and representatives, to warrant and forever defend the title to the said land to the said** Clarence L. Preston & wife, Bertha P. Preston, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness My **hand this** 10th **day of** November **, 19**61

[redacted]

Julia L. Mallernee

PG 587