K 3310

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 to us paid by William Elmore Hirshbrunner and wife, Dolores L. Hirshbrunner, receipt of which is hereby acknowledged, and other good and valuable considerations,

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 William Elmore Hirshbrunner and wife, Dolores L. Hirshbrunner, 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 the easterly half of Lot No. 72 on the Plan of West End Annex, as subdivided by Sylvan Park Company, of record in Book 332, page 61, Register's Office for said County.

Said part of said Lot No. 72 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th. Street, and runs back between parallel lines, 158.3 feet to an alley.

Being the same property conveyed to D. E. Mallernee, Jr., and wife, Mary Long Mallernee, by deed from Emmett Jones Rose and wife, Mary Nickens Rose, of record in Book 3220, page 45, said Register's Office.

The Grantees herein named have assumed for payment and do hereby agree to pay the unpaid balance of two notes as follows: One, in the present balance of $5191.06 (Original amount $5350.00) executed by D. E. Mallernee, Jr., and wife, and payable to Fidelity Federal Savings & Loan Association and secured by deed of trust to Vaden Lackey, Jr., Trustee, of record of Book 3093, page 461, Register's Office for Davidson County, Tennessee; and one note in the present unpaid balance of $2935.75 and payable to the order of D. E. Mallernee, Jr., and wife, Mary Long Mallernee, and secured by deed of trust to , Trustee, of record in Book page , 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 William Elmore Hirshbrunner and wife, Dolores L. Hirshbrunner, their heirs and assigns, forever.

And we do covenant with the said William Elmore Hirshbrunner and wife, Dolores L. Hirshbrunner, 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 hereinabove 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 William Elmore Hirshbrunner and wife, Dolores L. Hirshbrunner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22d day of November, 1961

D. E. Mallernee

Mary Long Mallernee

[redacted]

G 111