K 3311

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ---------$10.00--------- **DOLLARS**

Ten and no/100 -

Cash in hand paid by William Springer Talley and wife, Frankie June Talley, 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 William Springer Talley and wife, Frankie June Talley

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. 29 on the Plan of Westboro Subdivision, Section II, as of record in Book 1424, page 60, Register's Office for said County.

Said Lot No. 29 fronts 75 feet on the northeasterly side of Westboro Drive, and runs back between parallel lines, 199.8 feet to a dead line.

Being the same property conveyed to D.E. Mallernee Jr., and wife, Mary Long Mallernee, by deed from Cordell M. Stevens and wife, Regina Pentecost Stevens, as of record in Book , page , Register's Office for Davidson County, Tennessee.

The Grantees herein named have assumed for payment and do hereby agrees to pay the unpaid balances of two notes, executed by D.E. Mallernee Jr., , et ux, and Cordell M. Stevens, and wife, and Cordell M. Stevens, et ux, secured by two deeds of trust, one in Book , page , Register's Office for Davidson County, Tennessee, the balance of which the Grantees have acknowledged of and accept as being corsect as of this date, the second deed of trust, as of record in Book , page , , RO.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 William Springer Talley and wife, Frankie June Talley

their **heirs and assigns, forever.**

And we **do covenant with the said** William Springer Talley and wife, Frankie June Talley, **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** William Springer Talley and wife, Frankie June Talley, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 16th **day of** November, 19 61

D. E. Mallernee Jr.

Mary Long Mallernee

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