4465

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 - (\$10.00) - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid by Melvin Goldman and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

We, Ewing O. Harper, Jr. and wife, Lillian G. Harper, & Julia L. Mallernee, a widow, **have bargained and sold, and by these presents do transfer and convey unto the said** Melvin Goldman his **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. 28 and parts of Lots Nos. 29 and 30 on the Plan of James Burns' Subdivision, as of record in Book 421, page 40, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Manilla Avenue, at the corner of Lots Nos. 27 and 28; thence eastwardly, with the line between said two lots, 167feet to the westerly margin of an alley; thence southwardly, with the westerly margin of said alley, southwardly 166.3 feet to the northern margin of another alley; thence westwardly, along the northern margin of said last mentioned alley, 187 feet; thence northwardly in a straight line 117 feet to a point in the easterly margin of Manilla Avenue at the corner of Lots Nos. 28 and 29; thence northeastwardly along the easterly margin of Manilla Avenue, 54 feet, more or less, to the beginning.

Being the same property conveyed to Ewing O. Harper, Jr. and Julia L. Mallernee, by deed fro, James M. Ray, an unmarried man, of record in Book 3313, page 41, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for 60'' storm drain granted the City of Nashville, Tennessee by instrument of record in Book 3506, page 12, R.O.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 Melvin Goldman his **heirs and assigns, forever.**

And We **do covenant with the said** Melvin Goldman **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 1964 taxes which have been prorated and are assumed by the grantees herein.

And We, Ewing O. Harper, Jr. and wife, Lillian G. Harper, & Julia L. Mallernee, a widow, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Melvin Goldman his **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 21st **day of** May, 19 64

Julia L Mallernee   Ewing O. Harper, Jr.
Lillian G Harper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Christine L. Bowman, **a Notary Public in and for said County and State, the within named** Ewing O. Harper, Jr. and wife, Lillian G. Harper, and Julia L. Mallernee, a widow,

the bargainor s, **with whom I am personally acquainted, and who acknowledged that** they **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 21st **day of** May, 19 64

Commission expires 10-30-67   Christine L. Bowman
Notary Public