49098 MARSHALL & BRUCE CO NASHVILLE

Book No. 1148

For and in consideration of the sum of ONE HUNDRED AND THIRTY-FIVE ($135.00) DOLLARS, OF WHICH EIGHTY-FIVE ($85.00) DOLLARS HAS BEEN PAID IN CASH BY THOS. H. BURNS AND WIFE, KATHERINE BURNS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE REMAINDER OF FIFTY ($50.00) DOLLARS, THE SAID THOS. H. BURNS AND WIFE, KATHERINE BURNS, HAVE EXECUTED THEIR SEVEN PROMISSORY NOTES OF EVEN DATE HEREWITH; SIX OF SAID NOTES BEING FOR THE SUM OF $7.00 AND THE SEVENTH NOTE BEING FOR THE SUM OF $8.00, PAYABLE MONTHLY AFTER DATE TO THE ORDER OF MAXINE BALLARD; ALL OF SAID NOTES BEARING INTEREST AT THE RATE OF SIX PER CENT FROM DATE, AND PROVIDING FOR THE PAYMENT OF ATTORNEY FEES, AND TO SECURE THE PAYMENT OF SAID NOTES, PRINCIPAL AND INTEREST, AND ATTORNEY FEES, A LIEN IS EXPRESSLY RETAINED ON THE LAND HEREIN CONVEYED;

I, MAXINE BALLARD, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID THOS. H. BURNS AND WIFE, KATHERINE BURNS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 46 IN THE PLAN OF THORNBY PLACE, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE -Z- OF REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 46 FRONST 50 FEET ON THE NORTH SIDE OF EDGAR AVENUE, AND EXTENDS BACK NORTHWARDLY 145 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO THE SAID MAXINE BALLARD BY W. T. MAY AND F.A. JOHNSON, BY DEED DATED JANUARY 9, 1940, AND RECORDED IN BOOK 1149, PAGE 204, R.O. D.C., TENNESSEE.

Recd. for Record May 19, 1940 at 10 M Carroll Register

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said THOS. H. BURNS AND WIFE, KATHERINE BURNS, THEIR ....., heirs and assigns, forever, and I do covenant with the said THOS. H. BURNS AND WIFE, KATHERINE BURNS, that: I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered,

And I, MAXINE BALLARD, do further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said land to the said THOS. H. BURNS AND WIFE, KATHERINE BURNS, THEIR heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand ....., this 22ND day of APRIL, 1940

MAXINE BALLARD

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, J. F. DOTY a Notary Public in and for said County and State, the within-named MAXINE BALLARD, the bargainor....., with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And ~~X~~ wife of the said ~~X~~, having appeared before me privately and apart from husband....., the said ~~X~~ acknowledged the execution of the said instrument to have been done by ~~X~~ freely, voluntarily, and understandingly, without compulsion or constraint from said husband..... and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of JUNE, 1940

Commission Expires 4-9-44 ~~day of~~ ~~, 19~~ (Seal.) J. F. DOTY,

Notary Public.

U.S.R.S. $0.50.

RECEIVED JUNE 7, 1940, AT 3:36 P.M.