3 104282 2217

WARRANTY DEED

FROM

John T. Watts and wife,

Mary G. Watts,

TO

Ford A. Ballinger and wife,

Ethel Geraldine Ballinger,

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day of JUN A.D. 1950
at 10:03 o'clock A.
Noted in Book 2217 Page 483
Recorded in Book...... Page......
Recording Fee........ $ 7.50
JAMES P. WILSON, Register
By C. McAnally Dpt Reg.

The First Mortgage Co. of Nashville

For and in Consideration of the sum of Three Thousand and No/100 ($3,000.00) - DOLLARS of which Five Hundred and No/100 Dollars ($500.00), has been paid in cash by Ford A. Ballinger and wife, Ethel Geraldine Ballinger, the receipt of which is hereby acknowledged, and for the balance of Twenty-Five Hundred and No/100 Dollars ($2500.00) the said Ford A. Ballinger and wife, Ethel Geraldine Ballinger, assume and agree to pay a certain promissory note executed by John T. Watts and wife, Mary G. Watts, to The First Mortgage Company of Nashville, dated May 19, 1950, with interest at four and one half (4½) per cent, which is payable in monthly installments of Twenty-Five and 93/100 Dollars ($25.93), and secured by a deed of trust from John T. Watts and wife, Mary G. Watts, to E. E. Murrey, Trustee, of record in Book , Page , Register's Office, Davidson County, Tennessee.

We, John T. Watts and wife, Mary G. Watts,
have bargained and sold, and by these presents do transfer and convey unto the said Ford A. Ballinger and wife, Ethel Geraldine Ballinger, 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. 106 of Section "B" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, Page 67, Register's Office for said County.

Said Lot No. 106 fronts 57 feet on the easterly side of Jones Street and runs back between parallel lines, 87.5 feet to a dead line, measuring 57 feet thereon.

Being the same property conveyed to John T. Watts and wife, Mary G. Watts, by deed from E. I. du Pont de Nemours and Company, of record in Book , Page , said Register's Office.

VERIFIED

This conveyance is made subject to certain easements and restrictions, as follows:

Easement for certain right-of-ways as set out in deed from Nashville Industrial Corporation to Du Pont Fiber Silk Company, of record in Book 626, Page 556, Register's Office for Davidson County, Tennessee.

Easements for right-of-ways for telephone lines granted Cumberland Telephone and Telegraph Company by deed from Nashville Industrial Corporation, of record in Book 662, Page 743, Register's Office for Davidson County, Tennessee.

Easement for public utility purposes as shown on plan in Book 1424, Page 67, Register's Office, Davidson County, Tennessee.

Restrictive covenants contained in deed from E. I. Du Pont de Nemours and