WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 4000.00 Four Thousand & No/100 - **DOLLARS**
of which $1000.00, has been paid in cash, by Glenn Ballard, receipt of which is hereby acknowledged, and for the balance the said Glenn Ballard and wife, Geraldine P.Ballard have assumed and agree to pay $3000.00, as set out in deed of trust signed S.E.Oakley and wife, to Frank G.Maddux, Trustee, of record in Book 2048, page 595, to secure a note dated Aug. 10,1951, for $3000.00, payable $100.00 semi-annually beginning Feb.12,1952, and the balance of $2100.00 due August 12,1956, with interest at 6% per annum, payable semi-annually on the above dates.

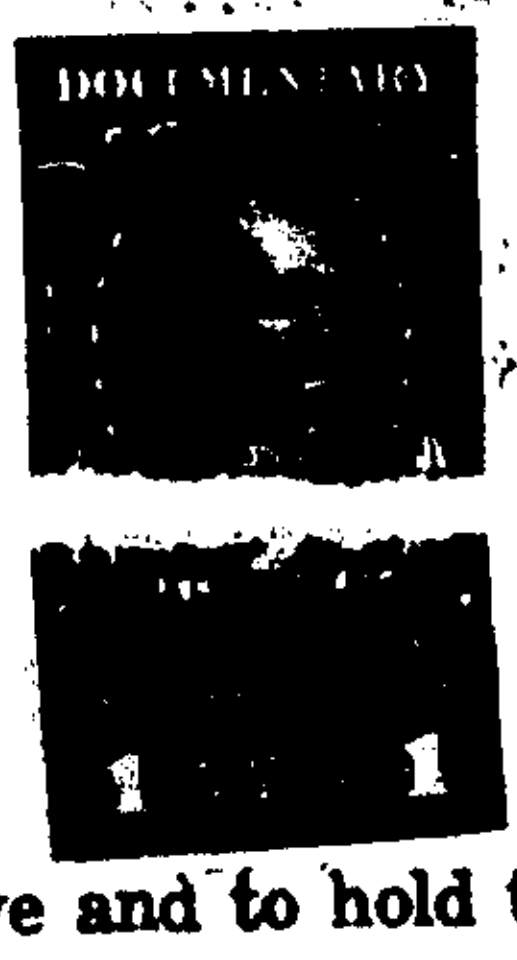
We, S.E.Oakley and wife, Ruby W.Oakley **have bargained and sold, and by these presents do transfer and convey unto the said** Glenn Ballard and wife, Geraldine P.Ballard

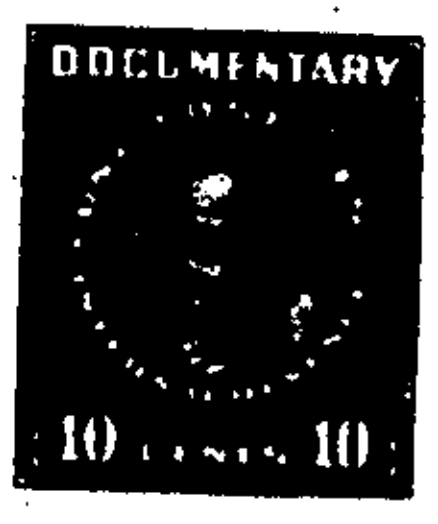
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No.209 and the West 10 feet rear and 10.2 feet front of Lot No. 208, on the Map of Maplewood Heights Subdivision No.2, as of record in Book 547, page 104, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 61.4 feet on the south side of Maplewood Lane and run back between lines, 190.2 feet, more or less, on the east line of part of Lot No.208 and 178 feet on the west line of Lot No.209, along the east margin of Hutson Avenue, to a dead line in the rear, measuring 60 feet thereon.

Being part of the property conveyed to S.E.Oakley and wife, Ruby W.Oakley, by deed from Ethel M.Hamilton and husband, of record in Book 1854, page 567, 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 Glenn Ballard and wife, Geraldine P.Ballard their **heirs and assigns, forever.**

And we **do covenant with the said** Glenn Ballard and wife, Geraldine P.Ballard **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 the 1951 taxes which have been pro-rated and assumed by the Grantees.

And we, S.E.Oakley and wife, Ruby W.Oakley **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Glenn Ballard and wife, Geraldine P.Ballard their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 28 day of August, 1951.

S. E. Oakley

Ruby W. Oakley

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Herbert N. Walker, **a Notary Public in and for said County and State, the within named** S.E.Oakley and wife, Ruby W.Oakley

the bargainors, 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** Nashville, **Tennessee, this** 30th **day of** August, **19**51

Commission expires July 9, 1952

Herbert N. Walker
Notary Public