K 2039

For and in consideration of the sum of $ 8200.00 - - - - - - - - - - - - - - - - - - - - -

Eight Thousand Two Hundred and No/100 - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Harley C. Dean and wife, Ruby A. Dean, the receipt of which is hereby acknowledged, we,

R. B. BALLEW and wife, DAISY B. BALLEW

have bargained and sold, and by these presents do transfer and convey unto the said HARLEY C. DEAN and wife, RUBY A. DEAN

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 part of Block "C" on the plan of the partition of the Mary E. Hamilton Lands, as of record in Plan Book 2, page 94, Chancery Court at Nashville, being lot No. 14 on the unrecorded plan of said Block "C" and parts of Blocks "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, County Surveyor, January 25, 1947, as follows:

Beginning on the northerly margin of Wingrove Avenue at the southwest corner of lot No. 15 on said plan conveyed to R. B. Balley and wife by deed from Margaret H. Reamer, Trustee, of record in book 2023, page 270, Register's Office for said County; thence with the line between said lots Nos. 14 and 15, northwardly 150.3 feet; thence north 86° 59' west 50 feet to the northeast corner of lot No. 13 on said plan; thence with the line between said lots Nos. 13 and 14, south 2° 32' west 150.4 feet to the northerly margin of said Wingrove Avenue; thence with said Avenue, south 87° 11' east 50 feet to the beginning.

Being the same property conveyed to R. B. Ballew and wife, Daisy B. Ballew, by deed from Margaret H. Reamer, Trustee, and individually and husband, of record in book 2029, page 332, 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 Harley C. Dean and wife, Ruby A. Dean their heirs and assigns, forever.

And we do covenant with the said Harley C. Dean and wife, Ruby A. Dean 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 1952 taxes which have been prorated and are hereby assumed by the purchasers.

And we, R. B. Ballew and wife, Daisy B. Ballew do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harley C. Dean and wife, Ruby A. Dean their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of March, 19 52.

R B Ballew

Daisy B. Ballew

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named R. B. Ballew and wife, Daisy B. Ballew

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 18th day of March, 19 52

Commission expires July 6, 1955

O. G. Jones

O.G.Jones, Notary Public

62961

WARRANTY DEED

FROM

R. B. BALLEW AND WIFE,

DAISY B. BALLEW

TO

HARLEY C. DEAN AND WIFE,

RUBY A. DEAN

GUARANTY MORTGAGE CO. OF NASHVILLE

902

G 603