2135

For and in consideration of the sum of $ 10.00

-TEN AND NO/100- DOLLARS

cash in hand paid by Herbert A. Ballenger and wife, Evelyn M. Ballenger, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Max F. Mortimer and wife, Mary Patton Mortimer,

have bargained and sold, and by these presents do transfer and convey unto the said

Herbert A. Ballenger and wife, Evelyn M. Ballenger,

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. 1 on the map of W. M. Farris' Subdivision, as of record in Book 1424, page 27, Register's Office for said County.

Said Lot No. 1 fronts 100 feet on the northerly side of Battery Lane and runs back 506 feet on the westerly line and 505.7 feet on the easterly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Max F. Mortimer and wife, Mary Patton Mortimer, by deed from Willis M. Farris, Jr. and wife, of record in Book 1627, page 565, said Register's Office.

This conveyance is made subject to any and all restrictive covenants, easements and set-back lines applicable to the above described real estate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert A. Ballenger and wife, Evelyn M. Ballenger, their heirs and assigns, forever.

And we do covenant with the said Herbert A. Ballenger and wife, Evelyn M. Ballenger, 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 1953 Taxes which have been prorated and assumed by the Grantees herein.

And we, Max F. Mortimer and wife, Mary Patton Mortimer, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Herbert A. Ballenger and wife, Evelyn M. Ballenger, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of February 1953

Max F. Mortimer

Mary Patton Mortimer

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Lenora Underwood, a Notary Public in and for said County and State, the within named Max F. Mortimer and wife, Mary Patton Mortimer, 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 13th day of February 1953

Lenora Underwood
Notary Public

Commission expires January 10, 1954

90553

WARRANTY DEED

FROM

Max F. Mortimer Et Ux

TO

Herbert A. Ballenger Et Ux

$13,750.00

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 16 day of FEB 1953
at 9:44 o'clock A M
Noted in Book 79 Page 464
Recorded in Book ___ Page ___
Recording Fee $ 2.00
JAMES P. WILSON, Register
By M. McGinty Dpt. Reg.

Published by TENNESSEE TITLE COMPANY, Nashville, Tennessee

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