For and in consideration of the sum of $ 10.00

- - - - - - - - - - TEN AND NO/100 - DOLLARS

Cash in hand and other valuable considerations, receipt of which are hereby acknowledged and the assumption of a mortgage dated March 17, 1953, executed by Ellis Ransom Farris and wife, Ruby Jean Farris, to Ferriss C. Bailey, Trustee, secured by Deed of Trust recorded in Book 2171, Page 77, Register's Office for Davidson County, Tennessee, in the principal amount of $8,900, payable in 300 monthly instalments of Forty-Six and 98/100 Dollars ($46.98) each, the same being an amortization loan and the interest, at the rate of four percent (4%) per annum, having been included in said instalments to maturity; the first monthly instalment will be due April 1, 1953 and final instalment due March 1,1978; We, Ellis Ransom Farris and wife, Ruby Jean Farris

have bargained and sold, and by these presents do transfer and convey unto the said R. B. Ballew and wife, Daisy B Ballew

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: 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. 13 on the unrecorded plan of said Block "C" and parts of Block "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by Jas. A. Hamilton, surveyor, March 11, 1953, as follows: BEGINNING at a point in the northerly margin of Wingrove Avenue, said point being 124.3 feet east of an iron pin set in the northerly margin of said Avenue indicating the beginning of a curve; thence northwardly 150.5 feet to a point, said point being 150 feet east of the easterly margin of Raines Avenue and indicated by an iron pin; thence eastwardly 55.2 feet to a point; thence southwardly 150.4 feet to a point in the northerly margin of Wingrove Avenue; thence with the margin of the same westwardly 61.2 feet to the point of beginning.

Being the same property conveyed to Ellis Ransom Farris and wife, Ruby Jean Farris, by deed from R. B. Ballew and wife, Daisy B. Ballew, of record in Book 2139, Page 185, 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 R. B. Ballew and wife, Daisy B. Ballew their heirs and assigns, forever.

And we do covenant with the said R. B. Ballew andwife, Daisy B. Ballew 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 as hereinabove set out and taxes which are assumed by the purchaser

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

Witness our hands this 24 day of March, 1953.

Ellis Ransom Farris

Ruby Jean Farris

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named Ellis Ransom Farris and wife, Ruby Jean Farris

the bargainor s 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 24th day of March, 1953.

Commission expires January 29, 1955

Jessie B Overton
Notary Public

WARRANTY DEED

FROM Ellis Ransom Farris, etux

TO R. B. Ballew, etux

9460

Dated March 24, 1953

Recorded MAR 27 1953 at 8:41 A.M.

Fee $2.80

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