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Ord. & Subdivision 4.

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WARRANTY DEED

JEWEL T. BALLARD AND WIFE, BERNICE BALLARD

to

JOHN P. TRACY AND WIFE, HELEN O. TRACY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of SEP A.D. 1953
at 1:13 o'clock P.M.
Noted in Book 1 Page 461
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 ($12,850.00) DOLLARS cash in hand paid by John P. Tracy and wife, Helen O. Tracy, the receipt of which is hereby acknowledged, we, Jewel T. Ballard and wife, Bernice Ballard have bargained and sold, and by these presents do transfer and convey unto the said John P. Tracy and wife, Helen O. Tracy, their heirs and assigns, a certain tract of parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 43 on the plan of Glencoe Acres, Section 1, as of record in book 1835, pages 137 and 138, Register's Office for said County, described as follows:

Beginning on the westerly margin of Goodland Road at the corner of lots Nos. 43 and 64; thence with the line between said two lots, westwardly 158.8 feet to the easterly line of lot No. 44; thence with the line between said lots Nos. 43 and 44, southwardly 98.4 feet to the northerly margin of Mimosa Drive; thence with same, eastwardly 133.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 39.3 feet to the westerly margin of Goodland Road; thence with same, northwardly 73.4 feet to the beginning.

Being part of the property conveyed to Jewel T. Ballard and wife, Bernice Ballard, by deed from Southern Trust Company of Nashville, Inc., of record in book 2135, page 203, 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 John P. Tracy and wife, Helen O. Tracy, their heirs and assigns, in fee simple, forever.

And we do covenant with the said John P. Tracy and wife, Helen O. Tracy 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: State and County taxes for 1953 have been pro-rated and the entire amount assumed by the Grantees; utility easement and conditions of owners certificate, as shown on plan in book 1835, pages 137 and 138, Register's Office; restrictive covenant contained in an instrument executed by Clark Gower and

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