2201

For and in consideration of the sum of $ 10.00

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

cash in hand paid by the grantee herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

we, Cletus Ball and wife, Lennice Ball

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

EVERGREEN LAND COMPANY, its successors

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

Being Lots Nos. 54 and 55, and the Westerly 105 feet of Lots Nos. 61 and 62, on the Map of W. R. Baird's Subdivision of Oakland, as of record in Book 332, page 120, Register's Office for said County.

Said lots and parts of lots adjoin and front together 200 feet on the easterly side of Maplewood Avenue and run back between parallel lines, along the northerly margin of Poplar Avenue, 270 feet to the west line of the property conveyed to Jack Taylor and wife, by deed of record in Book 1633, page 173, said Register's Office.

Being the same property conveyed to Cletus Ball and wife, Lennice Ball by deed from William H. Mears and wife, of record in Book 1757, page 273, 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 Evergreen Land Company, its successors

~~heirs~~ and assigns, forever.

And we do covenant with the said Evergreen Land Company 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 by 1953 taxes which the grantee herein assumes and agrees to pay.

And we, Cletus Ball and wife, Lennice Ball do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Evergreen Land Company, its successors

~~heirs~~ and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of October, 19 53.

Cletus Ball

Lennice M Ball

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Cletus Ball and wife, Lennice Ball

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 21st day of October, 19 53.

Jno. C. Jeffords Notary Public State at Large

My Commission expires: May 15th 1956

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

G-91816 dh FROM CLETUS BALL ET UX

TO EVERGREEN LAND COMPANY

1281

REGISTERS OFFICE PLEASE PUT IN BEAM. TITLE CO.

OCT 22 1953 257 8 59 200

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