K 2275

For and in consideration of the sum of $ ($10.00)
Ten and no/100ths * * * * * * * * * * * * DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, including the assumption by John W. Balls and wife, Uldean M. Balls, of the principal balance now due on one note, dated January 22, 1952, in the original principal amount of $11,300.00, secured by a deed of trust executed by the grantors herein to W. Raymond Denney and Herbert Adams, Trustees of record in Book 2070, page 499, Register's Office for Davidson County, Tennessee,
we / Joe P. Hamilton and wife, Florence S. Hamilton
have bargained and sold, and by these presents do transfer and convey unto the said
John W. Balls and wife, Uldean M. Balls,
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. 52 and the northerly one-half of Lot No. 53 on the Plan of Merry Oaks as of record in Book 1835, page 67 & 68, Register's Office for said County.

Said Lot No. 52 and said part of Lot No. 53 join and front together 120 feet on the easterly side of Blue Hills Road and run back between lines 196.9 feet on the north line of Lot No. 52, and 200 feet on the south line of said part of Lot No. 53, to a dead line in the rear, measuring 120.15 feet thereon.

Being the same property conveyed to Joe P. Hamilton and wife, Florence S. Hamilton by deed from Tom F. Jones and wife, Ruth J. Jones, of record in Book 2036, page 292, R.O.D.C., Tenn.

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 W. Balls and wife, Uldean M. Balls,
their heirs and assigns, forever.
And we do covenant with the said John W. Balls and wife, Uldean M. Balls,
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.
And we, Joe P. Hamilton and wife, Florence S. Hamilton
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John W. Balls and wife, Uldean M. Balls,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15 day of April, 19 54.

Joe P Hamilton
Florence S. Hamilton

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Wayne Hammontree, a Notary Public in and for said County and State, the within named Joe P. Hamilton and wife, Florence S. Hamilton
the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15 day of April, 1954.

Commission expires Oct. 16 1956

Wayne Hammontree
Notary Public

Nashville Title Co.

WARRANTY DEED

FROM 16864

Joe P. Hamilton and wife,
Florence S. Hamilton

TO

John W. Balls and wife,
Uldean M. Balls.

STATE OF TENNESSEE, REGISTER'S OFFICE
DAVIDSON COUNTY 21 Lucy
Received for record APR 21 1954
at 9:10 o'clock A.M. Fee $ 1.00
Noted in Book 2275 Page 287
Returned for Taxes $
JAMES H. McCLURE, Register
By

G 287