K 2303

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 1,500.00,

- - - - - ONE THOUSAND FIVE HUNDRED AND NO/100 - - - DOLLARS

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged,

we, James E. Hickerson and wife, Jane Carl Hickerson, - - -

have bargained and sold, and by these presents do transfer and convey unto the said BUFORD H. BALL and wife, LOUISE E. BALL, their heirs and assigns, a certain tract or parcel of land in the 5th Civil District of Davidson County, State of Tennessee, being the northerly part of Lot No. 7 on the unrecorded plan of H. E. Bernal's "Haywood Heights" Subdivision, as shown on plan made by Geo. W. Watkins, Surveyor, in April, 1950, and described as follows:

Beginning at a point in the center line of Haywood Lane, at the common corner of Lots 6 and 7; thence with the line between said lots, south 1° east 527 feet to a point; thence westerly 145 feet more or less to a point in the east line of a tract of 1.8 acres conveyed by deed of record in Book 1727, page 87, Register's Office for said County; thence with the line of the same, north 1° 25' west 533 feet to the center line of Haywood Lane; thence with the center line of the same, easterly 150 feet to the beginning.

Being part of the property conveyed to James E. Hickerson and wife, Jane Carl Hickerson by deed from Frank L. Binksley and wife, of record in Book 2147, page 553, 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 Buford H. Ball and wife, Louise E. Ball, their heirs and assigns, forever.

And we do covenant with the said grantees herein, 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 1954 taxes.

And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of February, 19 54.

James E. Hickerson

Jane Carl Hickerson

STATE OF TENNESSEE
Davidson County

I, H. E. Bernal, a Notary Public in and for said County and State, the within named James E. Hickerson and wife, Jane Carl Hickerson, 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 Goodlettsville, Tennessee, this 17 day of February, 1954.

Commission expires Oct. 27, 1956

H. E. Bernal
Notary Public

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