K 2549

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by John Lee Ballou and wife, Mae W. Ballou, and other good and valuable considerations, receipt of which is hereby acknowledged,

CARL BATSON, INC., has

~~bargained~~ es **bargained and sold, and by these presents do transfer and convey unto the said** John Lee Ballou and wife, Mae W Ballou,

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. 18 on the Plan of Mertie Milwee Property, of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the southerly margin of Imperial Drive at the corner of Lots 17 and 18; thence with the line between said lots, southerly 136.33 feet to the line of Lot 19; thence with the line between Lots 18 and 19, easterly 117.7 feet to the westerly margin of Dodge Drive; thence with the margin of the same northerly 107.46 feet to the beginning of a curve; thence around said curve northwesterly 31.42 feet to the southerly margin of Imperial Drive; thence with the margin of the same westerly 109.67 feet to the point of beginning.

Being part of the property conveyed to Carl Batson, Inc., by two deeds from G. Q. Milwee, Sr., et al, of record in Book 2499, page 289 and in Book 2538, page 535, said Register's Office.

This conveyance subject to easements and plan of record in Book 2331, page 117 and restrictive covenants of record in Book 1787, page 403, Book 2499, page 289 and in Book 2538, page 99, Register's Office for said County.

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 Lee Ballou and wife, Mae W. Ballou

their

Carl Batson, Inc., does **heirs and assigns, forever.**

And I ~~do~~ **covenant with the said** John Lee Ballou and wife, Mae W Ballou

that it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.**

And Carl Batson, Inc., does successors and assigns

~~do~~ **further covenant and bind** itself, its/ ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said John Lee Ballou and wife, Mae W Ballou,

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

IN WITNESS ~~WHEREOF~~, Carl Batson, Inc., has caused this instrument to be executed by ~~Witness my hand this day of~~ its duly authorized officers this 1st day of August, 1958.

ATTEST: Carl Batson, Inc.,

By:

Secretary-Treasurer President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 , Tennessee, this day of , 19

Commission expires

Notary Public

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