K 2651

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ---------- ---------- $10.00 ---------- **DOLLARS**
Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of the mortgages executed by Genie B. Swindle and wife, Elizabeth Swindle, to Miller Kimbrough, Trustee, of record in Book 1737, page 237, and in Book 1737, page 241, Register's Office for Davidson County, Tennessee, which mortgages the purchasers hereby assume and agree to pay, we,

Genie B. Swindle and wife, Elizabeth Swindle

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** R. B. Ballew and wife, Daisy B. Ballew

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

Land in Davidson County, Tennessee, being part of Lot No. 91 on the unrecorded Map of Dr. R. W. Grizzard's Subdivision of a part of the Bosley Tract.
Beginning at a point in the northerly margin of Orient Circle, now Acklen Avenue, at the corner of Lots 91 and 92; thence with the line between said lots, northerly 150 feet to a point in the margin of Love Circle at the intersection of the south line of an alley; thence along the south margin of said alley, easterly 50 feet to a point 10 feet west of the corner of Lots 90 and 91; thence southerly 150 feet, more or less, to the north margin of Acklen Avenue or Orient Circle, at the common corner of Lots 90 and 91; thence with the margin of said Avenue 60 feet to the beginning.
Being the same property conveyed to Genie B. Swindle and wife, Elizabeth Swindle, by deed from James A. Baker and wife, of record in Book 1729, page 317, 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 R. B. Ballew and wife, Daisy B. Ballew their **heirs and assigns, forever.**

And we **do covenant with the said** R. B. Ballew and wife, Daisy B. Ballew **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 as appears of record, and 1957 taxes which are hereby assumed by the purchasers.

And we, Genie B. Swindle and wife, Elizabeth Swindle **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** R. B. Ballew and wife, Daisy B. Ballew their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 27th **day of** June, **19** 57

Genie B. Swindle
Elizabeth Swindle

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, **a Notary Public in and for said County and State aforesaid within my** Genie B. Swindle and wife, Elizabeth Swindle

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 office, this 27th day of June, 19 57

Commission expires July 1, 1961

A. M. Tenison
Notary Public

PG 617