K 2801

MBM: 8-22-58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Five and No/100 ($5.00) Dollars, and other good and valuable considerations, cash in hand paid by Jewell T. Ballard and wife, Bernice T. Ballard, the receipt of which is hereby acknowledged, I, F. N. McNeill, Jr., Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Jewell T. Ballard and wife, Bernice T. Ballard, their heirs and assigns, a certain tract or parcel of land in the Fifth Civil District of Davidson County, Tennessee, described as follows:

> Being Lot No. 21 on the unrecorded plan of F. E. Bernal's "Haywood Heights" Subdivision, and described according to a survey made by Geo. W. Watkins, Surveyor, in April, 1950, as follows:
>
> Beginning at a point in the center line of Haywood Lane at the corner of Lots Nos. 20 and 21; thence with the line between said lots, South 3° 10' East 1014.6 feet to a point; thence North 86° East 140 feet to a point, the corner of Lots Nos. 20 and 21; thence with the line between said lots, North 3° 30' West 1024.8 feet to the center line of Haywood Lane; thence with the center line of said Lane, easterly 150 feet to the Beginning, containing 3.37 acres.
>
> Being the same property conveyed to F. N. McNeill, Jr., Trustee, by deed from R. M. Ballard and wife, Vonnie T. Ballard and Jewell T. Ballard and wife, Bernice T. Ballard, of record in Book , page , 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 Jewell T. Ballard and wife, Bernice T. Ballard, their heirs and assigns, in fee simple, forever.

F. N. McNeill, Jr., Trustee, covenants with the said Jewell T. Ballard and wife, Bernice T. Ballard, that he is lawfully seized and possessed of said land, as such Trustee, has a good right to convey it, and the same is unencumbered except State and County taxes for 1958 which have been pro-rated and the entire amount assumed by the Grantees.

And I, F. N. McNeill, Jr., Trustee, further covenant and bind myself, my successors and assigns, insofar as I can or should as trustee, but no further or otherwise, to warrant and forever defend the title to said land to the said Jewell T. Ballard and wife, Bernice T. Ballard, their heirs and assigns, against the lawful claims of all persons whomsoever.

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