K 2807

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN THOUSAND FIVE HUNDRED AND NO/100 ---------- ---------- ($10,500.00) ----------DOLLARS Cash in hand paid by William Clyde Ballard and wife, Peggy Sue Ballard, the receipt of which is hereby acknowledged, we,

FRANK J. DAVIS AND WIFE, IRIS M. DAVIS

_____ have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM CLYDE BALLARD AND WIFE, PEGGY SUE BALLARD their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 69 on the Map of Dalewood, Section I, as of record in Book 1424, page 108, Register's Office for said County.

Said Lot No. 69 fronts 82 feet on the westerly side of Stratford Avenue, and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Frank J. Davis and wife, Iris M. Davis, by deed from C. C. Pace and wife, Mildred B. Pace, of record in Book 1907, page 123, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Clyde Ballard and wife, Peggy Sue Ballard their heirs and assigns, forever.

And we do covenant with the said William Clyde Ballard and wife, Peggy Sue Ballard 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, Frank J. Davis and wife, Iris M. Davis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Clyde Ballard and wife, Peggy Sue Ballard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of October, 1958

Frank J. Davis

Iris M. Davis

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