For and in consideration of the sum of TEN AND NO/100 ***
DOLLARS ($10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a deed of trust note, dated July 12, 1956, in the original principal sum of $12,100.00, executed by Carl J. King and wife, Katie H. King, to E. E. Murrey, Trustee, of record in Book 2530, page 435, Register's Office for Davidson County, Tennessee,

CARL J. KING and wife, KATIE H. KING,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RICHARD D. BALLINGER and wife, MARY D. BALLINGER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the Map of Rosebank Park, of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 128 fronts 65 feet on the north side of Rosecliff Drive and runs back between lines, 293.2 feet on the east line and 269.2 feet on the west line to a dead line in the rear on which it measures 68 feet.

Being the same property conveyed to Carl J. King and wife, Katie H. King, by deed from John F. White and wife, Gladys White, of record in Book 2546, page 135, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 1907, page 593, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as shown herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 23rd day of OCTOBER, 1958.

Carl J. King

Katie H. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named Carl J. King and wife, Katie H. King,

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 Nashville, Tennessee, this the 23rd day of October, 1958.

My Commission expires: July 23, 1962

Reau E. Folk, Jr.
Notary Public

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. July 23, 1962

2967

WARRANTY DEED
MCB&F

From
CARL J. KING ET UX

To
RICHARD D. BALLINGER ET

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of OCT A.D. 1958 at 8:14 o'clock A.M.
Noted in Book 91 Page 31
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McCanless D.C.

Title Reau Folk

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE