BK 2810

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — 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 Cathryn McCool and Ruth S. Jones, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated January 6, 1955, for the principal amount of $8,300.00, with interest at 4-3/4% per annum, both principal and interest payable in 300 monthly installments of $47.32 each, and secured by Deed of Trust executed by Richard D. Ballinger and wife, to Ferriss C. Bailey, Trustee, and of record in Book 2379, page 372, Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Cathryn McCool and Ruth S. Jones do hereby assume and agree to pay, we,

RICHARD D. BALLINGER AND WIFE, MARY DENTON BALLINGER,

have bargained and sold, and by these presents do transfer and convey unto the said

CATHRYN McCOOL AND RUTH S. JONES,

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. 92 on the Map of Section II, Pleasant Acres, of record in Book 2133, page 75, Register's Office for said County.

Said lot fronts 100 feet on the north side of Barbara Drive and runs back 182 feet on the westerly line and 275.4 feet on the easterly line, to a dead line, measuring 162 feet thereon.

Being the same property conveyed to Richard D. Ballinger and wife, Mary Denton Ballinger by deed from Robert A. Castleman and wife, of record in Book 2338, page 450, 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 Cathryn McCool and Ruth S. Jones, their heirs and assigns, forever.

And we do covenant with the said Cathryn McCool and Ruth S. Jones, 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 hereinabove set forth.

And we, Richard D. Ballinger and wife, Mary Denton Ballinger, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Cathryn McCool and Ruth S. Jones, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of October, 1958.

Richard D. Ballinger

Mary Denton Ballinger

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Lloyd W. Pate, a Notary Public in and for said County and State, the within named Richard D. Ballinger and wife, Mary Denton Ballinger, the bargainor, 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 Madison, this 22nd day of October, 1958.

Lloyd W. Pate
Notary Public

Commission expires [illegible]

LLOYD W. PATE NOTARY PUBLIC

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PG 431