K 2811

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 7,500.00 DOLLARS
SEVEN THOUSAND FIVE HUNDRED AND NO/100----------

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged,

the grantor, BALLBADE ESTATES, INC.,

has does
~~have~~ bargained and sold, and by ~~these presents do~~ transfer and convey unto the said
ALAN BUBIS AND WIFE, HARRIET BUBIS

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

Lying and being in the City of Forrest Hills in the 7th Civil District of said County, being known as Lot No. 7 of Section II on the unrecorded Map of Chickering Park and described according to a preliminary study by Wm. Collier Parrish, Associates-Civil Engineers, as follows:

BEGINNING at a point in the southwesterly margin of Parkridge at the corner of Lots No. 6 and 7; thence with the line between said lots, southwesterly 280 feet to a point; thence south 25° 42' East 363 feet to the corner of Lots No. 7 and 8; thence with the line between said lots, northeasterly 440 feet to the margin of Parkridge; thence with the margin of said Parkridge, northwesterly 230 feet to the point of beginning.

Being part of the property conveyed to BALLBADE ESTATES, INC., by deed from George Henry Tyne and wife, of record in Book 2751, page 576, Register's Office for said County.

Water Tap furnished at the above premises by Howard E Ball Jr

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALAN BUBIS AND WIFE, HARRIET BUBIS their heirs and assigns, forever.

And the grantor does ~~xx~~covenant with the said ALAN BUBIS AND WIFE, HARRIET BUBIS that it is lawfully seized and possessed of said land in fee simple; ~~has~~ a good right to convey it, and the same is unencumbered, except by 1958 taxes, which the grantors herein assume and agree to pay.

And the grantor, BALLBADE ESTATES, INC., does successors ~~xx~~further covenant and bind itself, its / ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said grantees herein their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, BALLBADE ESTATES, INC., has caused this instrument to be executed ~~in duplicate~~ by its duly authorized officers on the 11th day of September, 1958.

BALLBADE ESTATES, INC.,

Attest: Howard E Ball Jr By: William T Bader

Howard E. Ball, Jr., Secretary William T. Bader, President

STATE OF TENNESSEE }
DAVIDSON COUNTY } (CORPORATION ACKNOWLEDGMENT OVER)

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , Tennessee, this day of , 19

Commission expires Notary Public

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