BK 2813

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — 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 the grantee and other good and valuable considerations, receipt of which is hereby acknowledged, the grantor, BALLBADE ESTATES, INC., a Tennessee Corporation,

has bargained and sold, and by these presents does transfer and convey unto the said ELINOR D. SAPERSTEIN her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 2 on the Plan of Chickering Park, Section III, of record in Book 2663, pages 90 and 91, Register's Office for said County.
Said Lot No. 2 fronts 290 feet on the easterly side of Park Ridge Drive and runs back 322.4 feet on the northwesterly line and 345.9 feet on the southeasterly line, to a dead line in the rear, which is a broken line, measuring 268.4 feet thereon.
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, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2811, page 88, said Register's Office.

COMMERCE UNION BANK hereby declares that it is the true and lawful holder and owner of the entire indebtedness fully described in and secured by a Vendor's Lien in the deed from George Henry Tyne and wife, to Ballbade Estates, Inc., of record in Book 2751, page 576, said Reg. Off., to which reference is here made and for a valuable consideration in hand paid, does hereby release and discharge said lien as to the above described land, but no further or otherwise.

COMMERCE UNION BANK

Attest: _____ By _____ Vice-President

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ELINOR D. SAPERSTEIN her heirs and assigns, forever.

And the grantor herein does covenant with the said ELINOR D. SAPERSTEIN 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.

And the grantor herein does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said grantee herein her heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness my hand this day of 19~~

IN WITNESS WHEREOF, BALLBADE ESTATES, INC., has caused this instrument to be executed by its duly authorized officers on the 6th day of November, 1958.

Attest: Howard E. Ball — BALLBADE ESTATES, INC.

Howard E. Ball, Jr., Sec'y.-Treasurer — By: Wm. T. Bader, President

STATE OF TENNESSEE
DAVIDSON COUNTY

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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