BK 2813

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---------$10.00----------
Ten and no/100 ---------- DOLLARS
Cash in hand paid by the Grantees, and other good and valuable considerations the receipt of which is hereby acknowledged,

Mallernee Realty Company, Inc.,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Carl Ballard and wife, Helen Burns 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 Davidson County, Tennessee, being Lot No. 53, Block "G" on the Plan of the Lindsley Home Place, as of record in Book 2, page 92, Chancery Court of said County.

Said Lot No. 53 fronts 50 feet on the northerly side of Russell Street and runs back between parallel lines, 160 feet to a line in the rear on which it measures 50 feet.

Being the same property conveyed to Mallernee Realty Company, Inc., by deed from Raymond G. Agee and wife, Vera Cook Agee, of record in Book 2633, page 591, 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 Carl Ballard and wife, Helen Burns Ballard their heirs and assigns, forever.

And it does ~~xxx~~ covenant with the said Carl Ballard and wife, Helen Burns Ballard that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Mallernee Realty Company, Inc., do further covenant and bind itself, its Successors & Assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Carl Ballard and wife, Helen Burns Ballard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 7th. day of November, 19 58

Mallernee Realty Company, Inc.,

D. E. Mallernee Jr.
PRESIDENT

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