K 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 grantees herein, 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 NATHAN G. DOOCHIN AND WIFE, MINNIE J. DOOCHIN 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. 1 on the Plan of Chickering Park, Section III, of record in Book 2663, pages 90 and 91, Register's Office for said County, as follows:
BEGINNING at a point in the east line of Park Ridge Drive at the corner of Lots No. 1 and 2; thence with the line between said lots, northeasterly 345.9 feet to a point; thence South 53° 11' East 227.8 feet to the westerly margin of Ballbade Drive; thence with the margin of the same, southwesterly 246.03 feet to the beginning of a curve; thence around said curve, westerly 39.07 feet to the margin of Park Ridge Drive; thence with the margin of the same, northwesterly 315.22 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, said Register's Office.

The above described property is being conveyed subject to restrictions of record 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 R. O., 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

By Thomas M. Hart
Vice President

Attest: Edward [illegible]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NATHAN G. DOOCHIN AND WIFE, MINNIE J. DOOCHIN their heirs and assigns, forever.

And the grantor does covenant with the said NATHAN G. DOOCHIN AND WIFE, MINNIE J. DOOCHIN 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 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 by its duly authorized officers on the 6th day of November, 1958.

BALLBADE ESTATES, INC.

Attest: Howard E. Ball, Jr., Secretary-Treasurer

By: Wm. T. Bader, President

STATE OF TENNESSEE
DAVIDSON COUNTY

(SEE 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

TENNESSEE TITLE COMPANY

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