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~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said MORRIS DAVIS AND WIFE, SYLVIA DAVIS 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. 8 on the Plan of Chickering Park, Section III, of record in Book 2663, pages 90 and 91, Register's Office for said County, described as follows:
BEGINNING at a point in the west margin of Ballbade Drive at the corner of Lots No. 8 and 9; thence with the line betweensaid lots, westerly 480.6 feet to the line of Lot No. 7; thence with the line between Lots No. 7 and 8, northeasterly 440 feet to the southwesterly margin of Park Ridge Drive; thence with the margin of the same, southeasterly 224.05 feet to the beginning of a curve; thence around said curve, southerly 39.07 feet to the westerly margin of Ballbade Drive; thence with the margin of the same, southerly 171.92 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 in Book 2811, page 88, said Register's Office.

COMMERCE UNION BANK, hereby declares that is 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
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 MORRIS DAVIS AND WIFE, SYLVIA DAVIS their heirs and assigns, forever.

And the grantor herein does ~~covenant~~ covenant with the said MORRIS DAVIS AND WIFE, SYLVIA DAVIS that it is lawfully seized and possessed of said land in fee simple; ~~has~~ has a good right to convey it, and the same is unencumbered.

And the grantor herein does successors ~~its~~ 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 ~~Witness~~ ~~hand~~ ~~seal~~ ~~this~~ ~~day~~ ~~of~~ ~~19~~ by its duly authorized officers on the 6th day of November, 1958.

BALLBADE ESTATES, INC.

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

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