BK 2877

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

does

bargained and sold, and by these presents transfer and convey unto the said OREN WILLIAMS, JR., AND WIFE, KATHY WILLIAMS,

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. 5, Section II, Chickering Park, as of record in Book 2663, page 73, Register's Office for said County.
Said Lot No. 5 fronts 318.65 feet on the east side of Dumbarton Oaks Drive, and runs back 295 feet on the north line, and 266.4 feet on the south line, to a dead line in the rear on which it measures 227.3 feet.
Being part of the property conveyed to Ballbade Estates, Inc., by deed from George Henry Tyne and wife, as of record in Book 2751, page 576, 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 Vendor's Lien in the deed of record in Book 2751, page 576, said Register's Office, 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: _____ President

The above described property is being conveyed subject to restrictions in Book 2800, page 159, 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 unto the said OREN WILLIAMS, JR., AND WIFE, KATHY WILLIAMS,

their heirs and assigns, forever.

And the grantor does covenant with the said OREN WILLIAMS, JR., AND WIFE, KATHY WILLIAMS, 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 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 9th day of February, 1959.

BALLBADE ESTATES, INC.

Attest: _____ BY: _____

Howard E. Ball, Jr., Secretary-Treasurer. — Wm. T. Bader, President

STATE OF TENNESSEE
DAVIDSON COUNTY

(SEE CORPORATION ACKNOWLEDGEMENT 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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