BK 2879

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One Thousand Eight Hundred Dollars, ($1,800.00), cash in hand paid, and for other good and valuable considerations, the **DOLLARS** receipt of which is hereby acknowledged, that is; that the grantees herein take and assume this conveyance subject to an indebtedness secured by anDeed of trust and Note upon the premises held by the Prudential insurance Company of America, the balance of which is as of this day and date, Nine Thousand One Hundred Eighty Six Dollars and twenty eight cents ($9,186.28), as part of the purchase price of the premises described hereinafter, We, Clell D. Downer et ux, Majorie D. Downey **have bargained and sold, and by these presents do transfer and convey unto the said** Allen E. Ballard et ux, Sarah Ballard, 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. 48 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for said County.

Said Lot no. 48 fronts 67 feet on the southerly side of Traughber Drive and extends back between lines, 161.7 feet on the easterly line and 160.2 feet on the westerly line to a dead line on which it measures, 67.1 feet.

Being the same property as conveyed to Clell D. Downey et ux, Majorie D. Downey by Deed from Fred Allen et ux, Lorene Allen as of record in Book 2293, Page 184, R. O. D. C., Tennessee.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Allen E. Ballard et ux, Sarah Ballard, their heirs and assigns, forever.

And we **do covenant with the said** Allen E. Ballard et ux, Sarah Ballard **that** we are **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.** except as set out above, taxes and insurance for current year assumed by grantees herein.

And We, Clell D. Downer et ux, Majorie D. Downey **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Allen E. Ballard et ux, Sarah Ballard, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 3rd **day of** March, 19 59

/ Clell D. Downey

/ Marjorie D. Downey

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