K 2905

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For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated February 22, 1956, in the original sum of $11,800.00, and secured by a deed of trust executed by Charles Harold Ball and wife, to Hamphrey Mortgage Company, of record in Book 2501, page 32, Register's Office for Davidson County, Tennessee,

CHARLES HAROLD BALL and wife, DOIS C. BALL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES R. TODD and wife, FRANCES V. TODD

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 49 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 49 fronts 75 feet on the northerly side of Bellenerath Drive and runs back between lines, 228.3 feet on the easterly line and 226.7 feet on the westerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Charles Harold Ball and wife, Dois C. Ball, by deed from Brentwood Homes, Inc., as of record in Book 2493, page 599, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except as above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 13th day of May, 1959

Charles Harold Ball

Dois C. Ball

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E FOLK JR. , a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles Harold Ball and wife, Dois C. Ball,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee,
this, the 13th day of May, 1959

Reau E. Folk
Notary Public

My commission expires: July 23, 1962

WARRANTY DEED
MCB&F
From CHARLES HAROLD BALL, et ux.
To JAMES R. TODD, et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of May, A.D. 1959 at 11:07 o'clock A.M.
Noted in Book 23 Page 71
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.R.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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