K 2908

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 grantee herein and other good and valuable considerations receipt of which is hereby acknowledged, the grantor, BALLBADE ESTATES, INC.,

has bargained and sold, and by these presents does transfer and convey unto the said CHARLES E. ROOS his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 14 on the Plan of Section II, Chickering Park, of record in Book 2663, page 73, Register's Office for said County, described as follows:
BEGINNING at a point in the south margin of Sherwood Forest Drive at the corner of Lots No. 14 and 15; thence with the line between said lots, southwesterly 336.96 feet to a corner of Lot No. 12; thence with the line between Lots No. 12 and 14, northwesterly 273.6 feet to the east margin of Sherwood Forest Drive; thence with the margin of the same, as follows: northerly around a slight curve, 37.68 feet, northerly around a slight curve, 21.02 feet, northeasterly 164.1 feet, northeasterly around a curve, 182.17 feet; and southeasterly 150 feet to the point of beginning.
Being part of the property conveyed to BALLBADE ESTATES, INC., by deed from George Henry Tyne ane wife, 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 hereby 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.

Attest: [illegible] COMMERCE UNION BANK
By: Thomas M Hollow Vice President

The above described property is being conveyed subject to restrictions in Book 2811, page 88, 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 said CHARLES E. ROOS his heirs and assigns, forever.

And the grantor herein does covenant with the said CHARLES E. ROOS 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 25th day of May, 1959.

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

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