BK 3104

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fourteen Thousand Seven Hundred and No/100 ($14,700.00) DOLLARS

Cash in hand paid by Harry O. Liston and wife, Barbara Liston, the receipt of which is hereby acknowledged, we,

R. B. Ballew and wife, Daisy B. Ballew

have bargained and sold, and by these presents do transfer and convey unto the said Harry O. Liston and wife, Barbara Liston their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 534 on the Map of Charlotte Park Subdivision, Section VIII, as of record in Book 2900, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 534 fronts 64.0 feet on the northerly side of Thunderbird Drive and runs back 120.9 feet on the westerly line and 127.2 feet on the easterly line to a line in the rear, measuring 80.0 feet thereon.

Being a part of the property conveyed to R. B. Ballew and wife, Daisy B. Ballew, by deed from Consolidated Developments, Inc. as of record in Book 2991, page 395, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry O. Liston and wife, Barbara Liston their heirs and assigns, forever.

And we do covenant with the said Harry O. Liston and wife, Barbara Liston 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 for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, R. B. Ballew and wife, Daisy B. Ballew do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry O. Liston and wife, Barbara Liston their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of August, 1960

R. B. Ballew

Daisy B. Ballew

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