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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — 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,
the receipt of which is hereby acknowledged,
BALLBADE ESTATES, INC., a Tennessee Corporation,

has / does bargained and sold, and by these presents ~~his~~ transfer and convey unto the said
WILLIAM E. GUPTON, JR., AND WIFE, BETTY C. GUPTON
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. 18, Section III, Chickering Park, as of record in Book 2263, pages 90 and 91, Register's Office for said County.
Said Lot No. 18 fronts 177.26 feet on the southeasterly side of Chateau Lane, and extends back 293.9 feet on the northerly line and 536.4 feet on the southerly line, to a dead line in the rear on which it measures 341.6 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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM E. GUPTON, JR., AND WIFE, BETTY C. GUPTON their heirs and assigns, forever.
And the grantor herein, does / ~~his~~ covenant with the said WILLIAM E. GUPTON, JR., AND WIFE, BETTY C. GUPTON 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 ~~his~~ further covenant and bind ~~itself, its~~ heirs 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 this 21st day of April, 1961.

BALLBADE ESTATES, INC.,

Attest: Joyce F. Ball — By: Fay Ball
Joyce F. Ball, Secretary — Fay Ball, President

STATE OF TENNESSEE
DAVIDSON COUNTY

(See Corporation Acknowledgment Over)

Personally appeared before me, X, a Notary Public in and for said County and State, the within named X, 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

TENNESSEE TITLE COMPANY

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