BK 3225

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN & no/100 ($10.00) DOLLARS cash paid to ROBERT J. DEALY and wife, RUTH H. DEALY, by MARTHA GILBERT BALLENTINE, receipt of which is hereby acknowledged, and the further consideration of MARTHA GILBERT BALLENTINE assuming and agreeing to pay the balance due on a mortgage note dated June 13, 1955, in the original principal amount of THIRTEEN THOUSAND FIFTY & no/100 ($13,050.00) DOLLARS, payable in monthly installments of SEVENTY-TWO & 56/100 ($72.56) DOLLARS each, including principal and interest at the rate of four and one-half per cent per annum (4½%), beginning July 1, 1955, with the balance due June 1, 1980, and secured by a deed of trust of even date therewith recorded in Book 2418, Page 323, Register's Office for Davidson County, Tennessee, which note and deed of trust the Grantee herein assumes and agrees to pay, we, ROBERT J. DEALY and wife, RUTH H. DEALY, have bargained and sold, and by these presents do transfer and convey unto the said MARTHA GILBERT BALLENTINE, her heirs and assigns, a certain tract or parcel of land in the Eighth Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 149 on the Plan of Brook Meade, Section V, as of record in Book 2291, page 87, Register's Office for said County.

Said Lot No. 149 is situated on the northeasterly corner of the intersection of Bresslyn Road and Richfield Drive, fronting 179.7 feet on the northerly margin of Bresslyn Road, and 137.8 feet on the easterly margin of Richfield Drive, said frontages being joined by a curve having a length of 37 feet and a radius of 25 feet. Said lot extends back northwardly on the easterly side 218 feet, and extends back eastwardly on the northerly side 280 feet.

Being the same property conveyed to Robert J. Dealy and wife, Ruth H. Dealy, by deed from Siegrist Brothers Dairy, a partnership composed of J. C. Siegrist, Oscar S. Siegrist, Carl S. Siegrist, William H. Siegrist, Minnie V. Siegrist and Mrs. Charles E. Dahlinger of record in Book 2343, page 281, in the Register's Office of Davidson County, 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 MARTHA GILBERT BALLENTINE, her heirs and assigns, forever. And we, ROBERT J. DEALY and wife, RUTH H. DEALY, do covenant with the said MARTHA GILBERT BALLENTINE, 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: (1) Real Estate Taxes for the year 1961, which are hereby assumed by the Grantee; (2) The aforementioned deed of trust recorded in Book 2418, Page 323, said Register's Office; and (3) Restrictive covenants and easements of record. And we, ROBERT J. DEALY and wife, RUTH H. DEALY, do further covenant and bind ourselves, our heirs and representataves, to warrant and forever defend the title to the said land to the said MARTHA GILBERT BALLENTINE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession of the premises shall be delivered to the Grantee on June 7, 1961, and Grantor's escrow account in connection with the above mentioned mortgage is hereby transferred and conveyed to said Grantee. Grantor is to make all mortgage payments up to and including the payment due June 1, 1961.

WITNESS our hands this 11 day of June, 1961.

Robert J. Dealy

Robert J. Dealy

Ruth H. Dealy

Ruth H. Dealy

PG 149