K 3313

WARRANTY DEED

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

Cash in hand paid by Louis Nicholas and wife, Sarah L. Nicholas, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, Raymond J. Balester and wife, Vivian Balester

have bargained and sold, and by these presents do transfer and convey unto the said Louis Nicholas and wife, Sarah L. Nicholas

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 8 in Myrtlewood Plat of the Bransford Realty Company's Subdivision of part of the S. W. Berger property, as of record in Book 547, Page 106, Register's Office for said County.

Said lot No. 8 fronts 75 feet on the West side of Craighead Avenue, and runs back in a Westerly direction between parallel lines 210 feet to the Easterly line of Lots Nos. 5 and 11 in said plan, measuring 75 feet on said rear line.

Being the same real property conveyed to Raymond J. Balester and wife, Vivian Balester, by deed from Charles G. Blackard, and others, Trustees, etc. to Raymond J. Balester, of record in Book 2598, Page 192, and by a conveyance to Vivian Balester of record in Book 2598, Page 229, Register's Office, for 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 Louis Nicholas and wife, Sarah L. Nicholas
their *heirs and assigns, forever.*

And we *do covenant with the said* Louis Nicholas and wife, Sarah L. Nicholas
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 taxes for the year 1961, which taxes have been prorated as of date hereof and assumed by the Grantees.

And we, Raymond J. Balester and wife, Vivian Balester
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Louis Nicholas and wife, Sarah L. Nicholas
their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 24 *day of* November *19* 61 *the ~~corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~*

Vivian Balester and Vivian S. Balester being one and the same person.

E. V. Williams, Attorney

Raymond J. Balester

Vivian Balester

STATE OF ~~TENNESSEE~~ Maryland
COUNTY OF ~~DAVIDSON~~ Montgomery

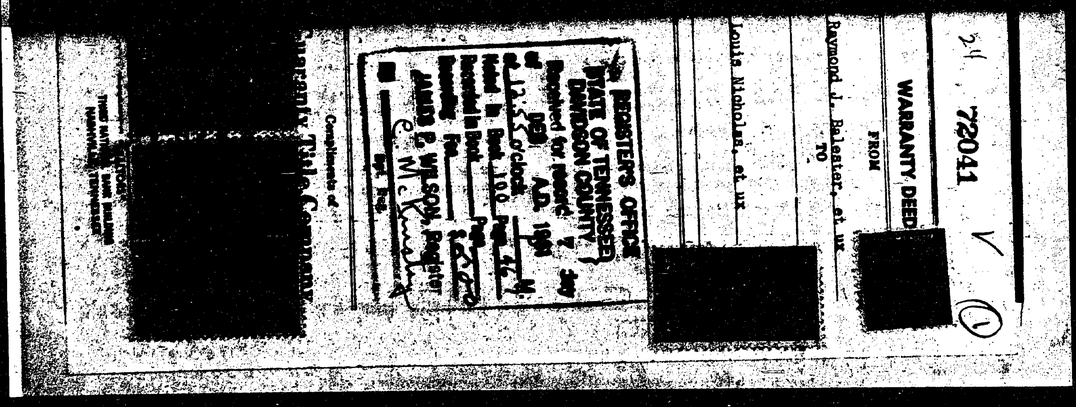
Personally appeared before me, The Undersigned *, a Notary Public in and for said County and State,* Raymond J. Balester and wife, Vivian Balester

the within named 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 Bahesda Md
this 24th *day of* November *19* 61.

Elizabeth Mackaway *Notary Public*

My Commission expires [illegible]



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