K 3617

**WARRANTY DEED** — **AFFORDABLE TITLE COMPANY**

SEND TAX NOTICES TO: Jack Haywood Ballard
ADDRESS: 809 Ronnie Road, Madison, Tennessee

For and in Consideration of the sum of ----------$10.00----------
Ten and no/100---------- DOLLARS
cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of a mortgage payable to Guaranty Mortgage Company, 316 Union Street, Nashville, Tennessee in the amount of $11,120.70 in monthly payments of $89.20 by Jack Haywood Ballard and wife, Mildred Louise Ballard, we,

Edward E. Wright and wife, Charlotte S. Wright
have bargained and sold, and by these presents do transfer and convey unto the said Jack Haywood Ballard and wife, Mildred Louise Ballard
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. 103 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 107, Register's Office for said County.

Said Lot No. 103 fronts 75.0 feet on the westerly side of Ronnie Road and runs back 246.8 feet on the southerly line and 221.8 feet on the northerly line to a dead line, measuring 85.0 feet thereon. This tract is improved and known as 909 Ronnie Road, Madison, Tennessee.

Being part of the property conveyed to Wright & Sadler, Inc., by two deeds, one from Gaines and Gregory Construction Company, Inc., as of record in Book 2906, page 135, and the other from Floyd W. Primrose, et ux, as of record in Book 2856, page 599, said Register's Office.

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 Jack Haywood Ballard and wife, Mildred Louise Ballard, their heirs and assigns, forever.

And we do covenant with the said Jack Haywood Ballard and wife, Mildred Louise Ballard 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 as above stated.

And we, Edward E. Wright and wife, Charlotte S. Wright
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jack Haywood Ballard and wife, Mildred Louise Ballard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 9th day of September, 1963

Charlotte S. Wright
Charlotte S. Wright

Edward E Wright
Edward E. Wright

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