WARRANTY DEED TTC-166375

For and in consideration of the sum of TEN * DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the Grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 1, 1956, in the original principal sum of $7,200.00, payable to the order of A. R. Greene in monthly installments of $50.32, including interest at 6% per annum, said note being secured by a vendor's lien retained in the deed from A. R. Greene and wife, to Ray C. Turnage and wife, of record in Book 2541, page 507, Register's Office for Davidson County, Tennessee,

TOMMY D. SMITH and wife, GLENDA JOHNSON SMITH,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto [redacted] OLLIE H. BALLARD, SR., and wife, NELLIE SUE BALLARD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 488 on the Map of Richland Realty Company's Subdivision "C", as of record in Book 421, page 31, Register's Office for said County.

Said Lot No. 488 fronts 60 feet on the northerly side of Westbrook Avenue, and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Tommy D. Smith and wife, Glenda Johnson Smith, by deed from Ray C. Turnage and wife, of record in Book 3314, page 147, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 27th day of November, 1963

Tommy D. Smith

Glenda Johnson Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William H. Mercer, a Notary Public in and for the State and County aforesaid, personally appeared the within named Tommy D. Smith and wife, Glenda Johnson Smith, the [illegible] 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 Nashville, Tennessee, this the 27 day of November, 1963

William H. Mercer
Notary Public

My commission Expires Feb. 9, 1966