K 3704

WARRANTY DEED

For and in consideration of the sum of

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and other good and valuable considerations paid by Charles F. Federspiel and wife, Jo Ann D. Federspiel, the receipt of which is hereby acknowledged,

Ballbade Estates, Inc., *have bargained and sold, and by these presents do transfer and convey unto the said* Charles F. Federspiel and wife, Jo Ann D. Federspiel, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Chickering Park, Section III, as of record in Book 2663, page 90 and 91, Register's Office for said County.

Said Lot No. 13 fronts 261.52 feet on the westerly side of Ballbade Drive, and extends back 521 feet on the northerly line and 501.5 feet on the southerly line, to a deed line in the rear on which it measures 71.7 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.

A water tap is hereby vested in the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles F. Federspiel and wife, Jo Ann D. Federspiel, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Charles F. Federspiel and wife, Jo Ann D. Federspiel *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 Ballbade Estates, Inc. does ~~do~~ *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles F. Federspiel and wife, Jo Ann D. Federspiel, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* its *hand this* 20th *day of* March, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

BALLBADE ESTATES, INC.

BY: Jay Ball

President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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*.....

.....
Notary Public

Commission expires .....

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