K 3761

WARRANTY DEED

*For and in consideration of the sum of*_____

- - - - - - - - - - - - - Ten & 00/100 - - - - - - - - - - - - - -*DOLLARS*

cash in hand paid by Roy L. King and wife, Florence H. King, and other good and valuable considerations, 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* Roy L. King and wife, Florence H. King, their _____ *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

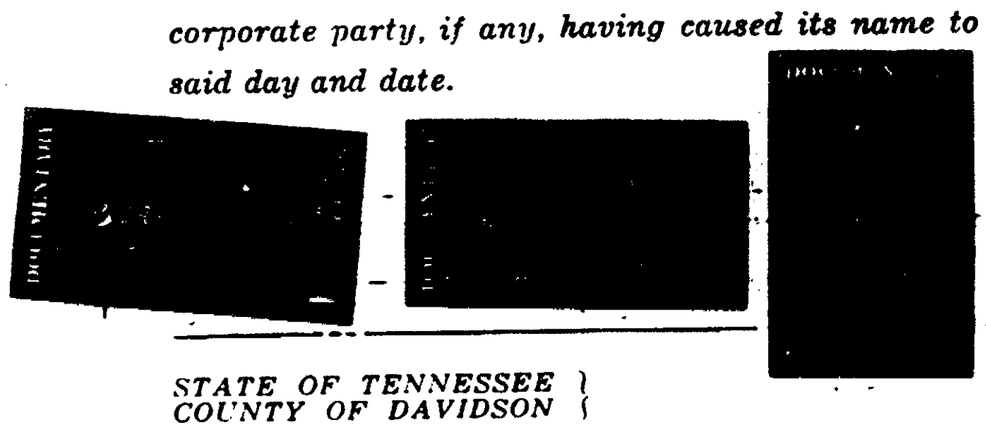
Land in Davidson County, Tennessee, being Lot No. 1. on the Revision of Lots 1, 2 and 3, Sec. One, Chickering Park, as of record in Book 2854, page 22, Register's Office for said County, and described as follows: BEGINNING at a point in the southerly Turnaround of Crater Hill Road, at the common corner of Lots 1 and 2; thence with the margin of said Turnaround, around a curve, northeasterly 99.38 feet to the northwest corner of the lot; thence with the northerly line of said lot, South 65° 14' East 196.15 feet to a point; thence South 14° 15' East 258.23 feet to a point; thence South 21° 52' East 55.40 feet to a point; thence South 87° 34' West 297.3 feet to a corner of Lot 2 on said plan; thence with the line between Lots 1 and 2, northeasterly 154.4 feet to a point; and continuing with the line between said Lots, northerly 158.6 feet to the point of beginning.
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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy L. King and wife, Florence H. King, their _____ *heirs and assigns, forever.*

And it does *covenant with the said* Roy L. King and wife, Florence H. King, _____ *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. _____ *do further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* Roy L. King and wife, Florence H. King, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness its *hand this* 25th *day of* April, *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

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 _____

PG 47