3762

WARRANTY DEED

ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: _____

ADDRESS: _____

For and in Consideration of the sum of $1.00----------

ONE AND NO/100---------- DOLLARS

cash in hand paid, receipt of-which is hereby acknowledged, and the love and affection we have for our Son-in-law and Daughter, Frank C. Ballinger and Judy Wisdom Ballinger; and for a further consideration that the Grantees assume and agree to pay the unpaid balance of a FHA loan recorded in Book 1622, Page 523, Register's Office for Davidson County, Tennessee, also the unpaid balance of a second loan which is of record in Deed Book 1656, page 345, said Register's Office,

we, JAMES GIFFORD WISDOM and wife, DOROTHY McDONALD WISDOM, have bargained and sold, and by these presents do transfer and convey unto the said FRANK C. BALLINGER and wife, JUDY WISDOM BALLINGER, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 238 of Block No. 4 on the Map of Cumberland Terrace, Part I, as of record in Book 1424, Page 49, Register's Office for said County.

Said Lot No. 238 fronts 75 feet on the westerly side of Martingale Drive and runs back 170.6 feet on the northerly line and 162.5 feet on the southerly line to a dead line measuring 85 feet thereon.

Being the same property conveyed to James Gifford Wisdom and wife, Dorothy McDonald Wisdom, by deed from Dock Wiatt Jenkins and wife, Ruth E. Jenkins, as of record in Book 1879, Page 577, Register's Office for said County.

THIS TRACT IS IMPROVED AND KNOWN ON TAX RECORDS AS:

No. _____ Street _____ City _____ Zone _____ State _____

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Frank C. Ballinger and wife, Judy Wisdom Ballinger, their heirs and assigns, forever.

And we do covenant with the said Frank C. Ballinger and wife, Judy Wisdom Ballinger 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.

And we, James Gifford Wisdom and wife, Dorothy McDonald Wisdom, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank C. Ballinger and wife, Judy Wisdom Ballinger, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of May, 1964

James G. Gifford Wisdom

James Gifford Wisdom

Dorothy McDonald Wisdom

Dorothy McDonald Wisdom

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