BOOK 3792 PAGE 685

WARRANTY DEED

For and in consideration of the sum of $10.00
----------TEN AND NO/100---------- *DOLLARS*

Cash in hand paid by Franklin E. Ballinger and wife, Rosemary M. Ballinger, and other good and valuable consideration, receipt of which is hereby acknowledged;

LARRY B. SHELTON AND WIFE JANE P. SHELTON

do
have bargained and sold, and by these presents ~~do~~ transfer and convey unto the said
Franklin E. Ballinger and wife Rosemary M. Ballinger

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot 372 on the Plan of Caldwell Hall. Section III, of record in Book 2900, page 131, Register's Office for said County.

Said Lot fronts 90 feet on the south side of Lynn Drive and runs back between parallel lines 165.2 feet to the dead line measuring 90 feet thereon.

Being the same property which was conveyed to Larry B. Shelton and wife Jane P. Shelton by deed from The Kennedy Corp. of record in Book 3255, page 553, said Register's Office.

This conveyance is made subject to the restriction recorded in Book 1788, page 108 and in Book 3164, page 222; and to the easements and limitations shown on the Map of record in Book 2900, page 131, 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 Franklin E. Ballinger and wife Rosemary M. Ballinger
their *heirs and assigns, forever.*

And we *do covenant with the said* Franklin E. Ballinger and wife Rosemary M. 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.*, except taxes for 1964 which are prorated and assumed by the grantees herein.

And Larry B. Shelton and wife Jane P. Shelton
do further covenant and bind ourselves, ~~its~~ our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Franklin E. Ballinger and wife Rosemary M. Ballinger
their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 10 *day of* July, *19* 64, ~~this corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date~~

X Larry B. Shelton

X Jane P. Shelton

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 .....

STATE OF New York }
COUNTY OF New York }

Personally appeared before me, Mildred O'Donnell, *a Notary Public in and for said County and State,* Larry B. Shelton and wife Jane P. Shelton

*the within named bargainor*S, *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 New York, New York,
this 10 *day of* July, *19* 64

Mildred O'Donnell
Notary Public

MILDRED O'DONNELL
Notary Public, State of New York
No. 41-2942645
Qualified in Queens County
Term Expires March 30, 1965

Commission expires

MILDRED O'DONNELL NOTARY PUBLIC STATE OF N.Y.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

.....
Notary Public

Commission expires .....

STATE TAX $ 26.25
PROBATE .50
TOTAL $ 26.75

JUL 21 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 21 1964
CC



42720

FELIX WILSON IT REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 21 3 05 PM '64

NOTED IN BK 109 PAGE 549
RECORDING FEE $ 2.00
DEPUTY M

WARRANTY DEED

FROM
Larry B. Shelton and wife
Jane P. Shelton

TO
Franklin E. Ballinger and wife
Rosemary M. Ballinger

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE