1002?210

WARRANTY DEED

ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gayle G. Ballou (NAME)	Same (NAME)	MAP 33
703 Chapel Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 58 1/0
Nashville, Tenneseee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10027210

For and in Consideration of the sum of Ten and No/100- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged:

We, Frank E. Neal and wife, Lela M. Neal have bargained and sold, and by these presents do transfer and convey unto the said Gayle G. Ballou and wife, Elaine E. Ballou their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described as follows:

TRACT I: BEING Lot No. 2 of the Subdivision of the Malachi Lowe Home Place and bounded on the north by the land of Clark, on the east by Lowe; on the south by Lowe and on the west by Martin, and more particularly described by metes and bounds in the deed from Thomas J. Lowe, et al, to Mary Jane Stone, of record in Book 252, page 440, Register's Office for said County, as follows:

BEGINNING at a stone, D. H. Hall's southwest corner and the northwest corner of Lot No. 1; and runs thence South $2\frac{1}{2}^{o}$ West 46.96 poles to a stone, A. C. Matthews' northeast corner of Joe Parrish's west boundary line; thence with said Matthews' line, North 86 $3/4^{o}$ West, 25.58 poles to a stone in Matthews' line, the southeast corner of Lot No. 3; thence north 2 $1/2^{o}$ East 46.84 poles to a stone in the south boundary line of Lot No. 6; thence South 87^{o} East 25.58 poles to the beginning, containing 7 1/2 acres.

INCLUDED, but specifically EXCLUDED, are two tracts conveyed by Willie Francis Stockton, a widow, to Edward Haskell Stockton and wife, of record in Book 3104, page 51 and to Dennis Underwood and wife, of record in Book 3104, page 53, said Register's Office, described as follows:

Tract 1: Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being the northeast part of Lot No. 2 of the Subdivision of Malachi Lowe's Home Place, not of record, also being the tract designated "Stockton" on a survey made by George W. Watkins, Surveyor, July 11, 1960, described according to said survey as follows:

Beginning at an iron pin in the southerly margin of Lowes Lane, said pin lying at the northeast corner of the tract designated "Underwood" on said survey, said pin

lying North 87° East 213 feet along the southerly margin of Lowes Lane from the easterly line of Lot No. 3 of said subdivision, said line being the easterly line of Tract No. 2 of the property conveyed to F. H. Stockton and wife, by deed from James W. Dixon and wife, of record in Book 1943, page 579, Register's Office for said County; thence with the easterly line of said Underwood Tract, South 1° 20' West 412 feet to an iron pin, said pin lying South 87° East 209 feet from said Stockton's easterly line; thence South 87° East 209 feet to an iron pin in the westerly line of Lot No. 1 of said subdivision; thence with the westerly line of said Lot No. 1 along a fence North 2° East 412 feet to the southerly margin of Lowes Lane; thence with the southerly margin of Lowes Lane, North 87° West 213.8 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Edward Haskell Stockton and wife, Doris Jean Stockton by deed from Willie Francis Stockton, a widow, of record in Book 3104, page 51, Register's Office for Davidson County, Tennessee.

Tract 2: Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being the northwest part of Lot No. 2 of the Subdivision of Malachi Lowe's Home Place, not of record, also being the tract designated "Underwood" on a survey made by George W. Watkins, Surveyor, July 11, 1960, described according to said survey as follows:

Beginning at an iron pin in the southerly margin of Lowes Lane, said pin lying in the easterly line of Lot No. 3 of said Subdivision, said line being the easterly line of tract No. 2 of the property conveyed to F. H. Stockton and wife, by deed from James W. Dixon and wife, of record in Book 1943, page 579, Register's Office for said County; thence along a fence with said Stockton's easterly line, South 0° 40' West 412 feet to an iron pin; thence South 87° East 209 feet to an iron pin being the southwest corner of the tract designated "Stockton" on said survey; said pin lying North 87° West 209 feet from the westerly line of Lot No. 1 of said Subdivision; thence with the westerly line of said Stockton tract, North 1° 20' East 412 feet to an iron pin in the southerly margin of Lowes Lane, said pin lying North 87° West 213.8 feet along the southerly margin of Lowes Lane from the westerly line of said Lot No. 1; thence with the southerly margin of Lowes Lane North 87° West 213.8 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Dennis Underwood, Jr., and wife, Helen Underwood by deed from Willie Francis Stockton, a widow, of record in Book 3104, page 53, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Subdivision of the Home Place of Malachi Lowe, deceased, not of record, and described as follows:

BEGINNING at the northwest corner of a lane, called Lowe Avenue, the northwest corner of said Lot No. 3, being also the northeast corner of Lot No. 4 on said Plan, conveyed to W. F. Clark, by deed from G. M. Peay, of record in Book 487, page 538, said Register's Office; thence South 2 1/2° West, with the line between said Lots Nos. 3 and 4, 771.54 feet to what was formerly A. C. Matthews' line, the southeast corner of said W. F. Clark tract of land; thence South 86 3/4° East, with said A. C. Matthews' northern boundary line 451.275 feet to the southwest corner of Lot No. 2 on said Plan conveyed to Elizabeth Mosley and W. E. Meadow, by deed from Charles Callis and wife, of record in Book 1082, page 529, said Register's Office; thence North 2 1/2° East with their western boundary line, 772.86 feet to the northerly margin of Lowe Avenue; thence North 87° West, with the northerly margin of said Avenue, 451.275 feet to the beginning, containing 8 acres, more or less, a road 12 feet wide being reserved off the northerly side of said Lot No. 3.

Being part of the same property conveyed to Frank E. Neal and wife, Lela M. Neal, by deed from Willie Frances Stockton, of record in Book 3506, page 310, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as Lowes Lane (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gayle G. Ballou and wife, Elaine E. Ballou their heirs and assigns, forever.

And we do covenant with the said Gayle G. Ballou and wife, Elaine E. Ballou 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, Frank E. Neal and wife, Lela M. Neal do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gayle G. Ballou and wife, Elaine E. Ballou, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 12th day of March, 1965

Frank E. Neal

Lela M. Neal

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, William J. Davy, a Notary Public in and for said County and State, the within named Frank E. Neal and wife, Lela M. Neal

the bargainors, 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 12th day of March, 1965.

William J. Davy, Notary Public

Commission Expires June 13, 1967

STATE OF
County of

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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 _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

Nashville Mortgage & Realty Co.

WARRANTY DEED

FROM

FRANK E. NEAL ET UX

TO

GAYLE G. BALLOU ET UX

STATE TAX $ 852
PROBATE .50
TOTAL $ 902

MAR 15 1965

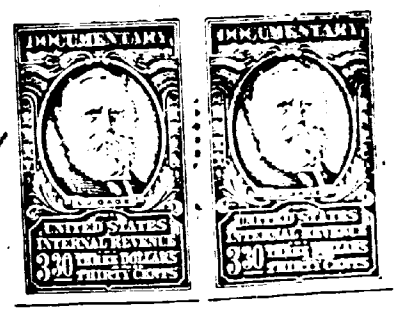
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAR 15 1965

FILED MAR 15 9 47 AM '65
NOTE: [illegible]
RECORDING FEE 3.25
DEP. REG. ____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

72522



INC.

#5,680

BOOK 3869 PAGE 879