WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Harry C.Ballard (NAME:)	United Mortgagee Servicing Corp. (NAME:)	16DA-1545
1806 Lombardy Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 117 08
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Par 69

For and in Consideration of the sum of ----------($10.00)----------

Ten Dollars and no/100----------DOLLARS paid in cash by Harry C.Ballard and wife, Francis T.Ballard, and other good and valuable considerations, receipt of which is hereby acknowledged,

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

WE, HUGH M. BREEN AND WIFE, MARY C. BREEN

.....have bargained and sold, and by these presents do transfer and convey unto the said Harry C.Ballard and wife, Frances T.Ballard

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

Being a part of Lot No. 13 of Block "B", Stokes Home Place Subdivision, of record in Book 974, page 92, described according to a survey made by Hal R.Swann,Jr. Surveyor, May 16,1956, as follows:

BEGINNING on the northeasterly margin of Lombardy Avenue at an iron pin 100 feet northwest of the interesection of said Lombardy Avenue and Brightwood Avenue; thence with the northeasterly margin of Lombardy Avenue, northwestwardly 70 feet to the southwest corner of the property conveyed to Lewis D.Scott and wife, by deed from Emmett N.Kennon,Jr. and wife, of record in Book 2541,page 585, said Register's Office; thence with said Scotts southeasterly line, northeastwardly 161 feet to the southwesterly margin of the Tennessee Central Railroad right-of-way; thence with the same, southeastwardly 70 feet to an iron pin; thence southwardly 150.6 feet to the beginning.

Being the same property conveyed to Hugh M.Breen and wife, Mary C.Breen by deed from Emmett N.Kennon,Jr. and wife, of record in Book 2602, page 403, said Register's Office.

1965 taxes will be prorated and assumed by Purchasers.

This is { unimproved / improved } property, known as _____ (House Number) (Street) 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 Harry C.Ballard and wife, Frances T.Ballard their heirs and assigns, forever.

And we do covenant with the said Harry C.Ballard and wife, Frances T.Ballard 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 Hugh M.Breen and wife, Mary C.Breen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry C.Ballard and wife, Frances T.Ballard/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 3rd day of September 1965

Hugh M Breen

Mary C Breen

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Harry J. Grimes, a Notary Public in and for said County and State, the within named Hugh M. Breen and wife, Mary C. Breen

the 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 Nashville, Tennessee, this 3rd day of September, 1965

Harry J. Grimes, Notary Public

Commission Expires JAN. 29, 1969

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

STATE TAX $ 7093
PROBATE 50
TOTAL $ 21.43

SEP 9 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 9 - 1965

WARRANTY DEED

FROM

HUGH M. BREEN, ET UX

TO

HARRY C. BALLARD, ET UX

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

SEP 9 1 54 PM '65

NOTED BOOK 112 PAGE 411

RECORDING FEE $

DEP. REG.

96793

DOCUMENTARY

SEDDON & WILKINS, ATTORNEYS
480 JAMES ROBERTSON PARKWAY
3122
, TENNESSEE 37201

BOOK 3933 PAGE 198