BOOK 4135 PAGE 653

This Instrument Prepared By:
BAILEY, EWING & DALE, P.A.
709-710 Nashville Trust Bldg.
Nashville, Tennessee 37201

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
W. P. Ballard & Company, Inc. (NAME)	W. P. Ballard & Company (NAME)	94-9
(STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 948 (STREET ADDRESS)	11
(CITY) (P. O. ZONE) (STATE)	Birmingham, Alabama (CITY) (ZONE) (STATE)	2DA. 68950

For and in consideration of the sum of Ten and 00/100 ($10.00) ----------

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DOLLARS

and other good and valuable considerations, cash in hand paid to the undersigned, Vine Street Realty Company, a Tennessee corporation,, by W. P. Ballard & Company, Inc., an Alabama corporation, receipt of which is hereby acknowledged, Vine Street Realty Company has

bargained and sold, and by these presents do transfer and convey unto the said W. P. Ballard & Company, Inc., its successors and assigns,

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

Lot No. 7 as shown on the Plan of Re-subdivision of Lots Nos. 6 and 7 (as shown on the Plan of Visco Industrial Subdivision, Section One, of record in Book 3700, page 21, Register's Office for Davidson County, Tennessee) of Visco Industrial Subdivision, Section One, as of record in Book 3842, page 123, Register's Office for said County.

Said Lot No. 7 fronts 100.0 feet on the westerly side of Visco Court, and runs back between parallel lines 190.0 feet to a line on the rear on which it measures 100.00 feet.

Being a part of the property which was conveyed to Vine Street Realty Company by deed of Oman Construction Company, Inc., of record in Book 3097, page 614, said Register's Office.

Said Lot No. 7 is conveyed exprewsly subject to the following:

1. Said Plan of Record in Book 3842, page 123, shows an Owner's Certificate and a 30-foot mimimum building setback line from Visco Court.

2. Restrictive Covenants of record in Book 3308, page 627, said Register's Office.

3. Taxes for the year 1967, which have been prorated, and payment thereof is expressly assumed by Grantor.

This is unimproved (X) 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of May, 1967

Vine Street Realty Company

By Albert DelFavero
Vice-President

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

STATE OF TENNESSEE
Davidson County

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

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Betty Poage, a Notary Public within and for the State and County aforesaid, personally appeared Albert Del Favero with whom I am personally acquainted and who upon (his oath) (himself) acknowledged to be the Vice-President of the Vine Street Realty Company the within named bargainor, a corporation, and that (he) as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Albert Del Favero as such Vice-President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 26th day of May, 19 67

My commission expires 10-25-67 Betty Poage Notary Public

WARRANTY DEED

FROM VINE STREET REALTY COMPANY

TO W. P. BALLARD & COMPANY, INC.

73364

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 26 4 01 PM '67

NOTED: BOOK 116 PAGE 492
RECORDING FEE $ 3.00
DEP. REG. m

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 1900
PROBATE 50
TOTAL $ 18.50

MAY 26 1967
PAID MAY 26 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.