This instrument prepared by ERVIN M. ENTREKIN, Attorney. Law Firm of Warfield, Entrekin & Jones, American Trust Bldg., Nashville, Tennessee.

WARRANTY DEED

BOOK 4204 PAGE 196

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EARL FRANKLIN BALLARD, et	ux Same as new owner	Map 142-14
(NAME):	(NAME):	Par. 22
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN and NO/100---------- ($10.00)---------- *DOLLARS* cash in hand paid by EARL FRANKLIN BALLARD and wife, JACQELYN T. BALLARD, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

HUDSON AND DRIVER CONSTRUCTION COMPANY has ~~bargained and sold~~, *and by these presents do transfer and convey unto the said* EARL FRANKLIN BALLARD and wife, JACQELYN T. BALLARD, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, pages 93 and 94, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said lot.

BEING part of the same property conveyed to Hudson and Driver Construction Company by deed from Warner Park Estates Company, of record in Book 4033, page 777, said Register's Office.

THIS CONVEYANCE is made subject to restrictive covenants as to all of the property as same appear in paragraphs 1 through 23 of the Restrictive Covenants of Harpeth Valley Park, Section I, and said covenants shall be covenants running with the land until 25 years from the date of deed, and said covenants are included in this instrument by reference to said instrument of record in Book 3857, page 858, said Register's Office, as if same had been copied herein; this conveyance is also subject to restrictions, easements and setback lines as shown on plan of record in Book 3600, pages 93 and 94, said Register's Office.

unimproved ( ) / This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EARL FRANKLIN BALLARD and wife, JACQELYN T. BALLARD, their *heirs and assigns, forever.*

And it does ~~the~~ *covenant with the said* EARL FRANKLIN BALLARD and wife, JACQELYN T. BALLARD *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as noted above.

And HUDSON AND DRIVER CONSTRUCTION COMPANY does ~~for~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* EARL FRANKLIN BALLARD and wife, JACQELYN T. BALLARD, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10 *day of* January, *19*68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HUDSON AND DRIVER CONSTRUCTION COMPANY

BY: Henry Hudson

HENRY HUDSON, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 3,850.00

Affiant (Hudson & Driver Construction Co.)

Subscribed and sworn to before me this the 10th day of January, 1968

Notary Public Henry L. Williams

My Commission Expires 11-29-70

(Affix Seal)

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 TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal at office in Nashville, Tennessee, *this* 10th *day of* January, *19*68

Nancy L Williams *Notary Public*

Commission expires January 29, 1970

STATE TAX $ 9.88
PROBATE .50
TOTAL $ 10.38

JAN 11 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

HUDSON AND DRIVER CONSTRUCTION CO.

TO

EARL FRANKLIN BALLARD and wife,

JACQELYN T. BALLARD

02409

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 11 11 22 AM '68

NOTE: BOOK 118 PAGE 112
RECORDING FEE $ 3.00
DEP. REG. .....

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE