BOOK 4831 PAGE 594 This Instrument Was Prepared By

Davey W. Redford (mgs)

WARRANTY DEED Of The Law Firm of Stahlman Eskind Davidson Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Harold Marsh	SAME	118-3-74
(NAME)	(NAME)	
1227-16th Ave. So.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ----------($10.00) --------

---------- *Dollars,*

cash in hand paid by William Harold Marsh, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said William Harold Marsh has assumed and agreed to pay the unpaid balance of an original indebtedness of $40,000.00 secured by vendor's lien retained in deed of record in book 4802, page 224, Register's Office for Davidson County, Tennessee,

I, Sidney W. Ballard, an unmarried man

have this day bargained and sold, and do hereby transfer and convey unto the said

William Harold Marsh, his

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 19 on the plan of Bransford Industrial Park, as of record in Book 4460, page 33, Register's Office for said County.
Beginning at a point in the southerly margin of Ligon Drive, said point being the common corner of Lots 19 and 20; thence southwest along the common line of Lots 19 and 20, 199.78 feet to a point; thence North 71 degrees 09 minutes 35 seconds east 192.80 feet to a point; thence, North 80 degrees 6 minutes 35 seconds east 75.54 feet to a point; thence North 4 degrees 12 minutes 5 seconds east 113.44 feet to a point; thence, North 85 degrees 47 minutes 40 seconds west along the southerly line of the Claxton property 282.06 feet to a point in the southerly margin of Ligon Drive; thence, westwardly with the southerly margin of said Drive southwesterly 64.21 feet to the point of beginning.
Being the same property conveyed to Sidney W. Ballard, by deed from Memorial Trust, A. Turner, Trustee, of record in Book 4802, page 224, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 2nd day of July 19 74

Affiant William Harold Marsh

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary E. Hosey

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

William Harold Marsh, his

(successors),

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as above set out, and taxes for 1974 which are prorated and assumed by the grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Harold Marsh, his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 2nd *day of* July, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sidney W. Ballard

Sidney W. Ballard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emsley, a Notary Public in and for said County and State, Sidney W. Ballard,

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of July, 19 74.

Mary Emsley, Notary Public

Commission expires 4/25/76

MARY EMSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 224253

WARRANTY DEED

FROM
Sidney W. Ballard
TO
William Harold Marsh

JUL-5 74	CONV	50,000.00			
JUL-5 74	S'TAX		A*	130.00	
JUL-5 74	PR'FEE		A*	.50	
JUL-5 74	W'DEED		A*	4.00	* 134.50

C 6 1 7 8 5

IDENTIF. REFERENCE

JUL 5 8 23 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238