BOOK 1841 PAGE 528

THIS INSTRU[illegible] PREPARED BY
BASS, [illegible] ATTORNEYS
FIRST [illegible]
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Sherrard, III (NAME:)	Same (NAME:)	
3615 Hampton Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	117-5
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	61

For and in Consideration of the sum of FIFTY NINE THOUSAND FIVE HUNDRED AND NO/100 ($59,500.00) *DOLLARS*

cash in hand paid by Thomas J. Sherrard, III and wife, Dana D. Sherrard, receipt of which is hereby acknowledged, the undersigned, MRS. LOTI R. BALL, has

~~bargained~~ does *bargained and sold, and by these presents* ~~transfer~~ *transfer and convey unto the said* Thomas J. Sherrard, III and wife, Dana D. Sherrard, as tenants by the entirety, 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. 19 on the plan of Henry Sperry's Subdivision, as of record in book 974, page 21, Register's Office for said County.

Said Lot No. 19 fronts 100 feet on the southerly side of Hampton Avenue and runs back between parallel lines, 315 feet to a dead line.

Being the same property conveyed to Mrs. Loti R. Ball, by deed from Sperry Realty Company of record in Book 1038, page 406, said Register's Office.

FOKO A. CU[illegible]
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 59,500.00

Subscribed and sworn to before me, this the 22nd day of July 19 74

Thomas J. Sherrard, III
Affiant

My commission expires: Oct. 5 1975
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3615 Hampton Avenue, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (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 Thomas J. Sherrard, III and wife, Dana D. Sherrard, their *heirs and assigns, forever.*

And I *do covenant with the said* Thomas J. Sherrard, III and wife, Dana D. Sherrard *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except lien of 1974 taxes which have been prorated and are assumed by the purchasers.

And I, Mrs. Loti R. Ball *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas J. Sherrard, III and wife, Dana D. Sherrard, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *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.*

Mrs. Loti R. Ball

Mrs. Loti R. Ball

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sanford A Cowan, Jr., a Notary Public in and for said County and State, the within named MRS. LOTI R. BALL

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

Witness my hand and official seal at Nashville, Tennessee, this 22 day of July, 1974.

Sanford A Cowan, Jr., Notary Public.

Commission Expires Oct 5, 1975

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
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.....

WARRANTY DEED

FROM

MRS. LOTI R. BALL

TO

THOMAS J. SHERRARD, III
and wife, DANA D. SHERRARD

C 6 6 3 3 1

IDENTIF. REFERENCE

AUG 7 2 29 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CONV

$9,500.00

AUG-7-74 STATE TAX

AUG-7-74 ETHRIDGE

AUG-7-74 DEED

A ** 15470

A ** 8.00 50

* 16320

BOOK 4841 PAGE 531

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE