MAP 72-12
Par 27 Ja

WARRANTY DEED

BOOK 5963 PAGE 922

This instrument was prepared by E. A. Longford, Attorney, 18 N. Jefferson Ave., Cookeville, TN 38501

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS and other consideration, paid in full, a receipt of which is hereby acknowledged,

I, Irene C. Talbott Ballard,

have this day bargained and sold, and by these presents do transfer and convey unto my husband, Arthur E. Ballard, his heirs and assigns, such right, title and interest in the following described tract of land so as to create an estate by the entirety in my said husband and me, in and to

his heirs and assigns, a certain tract or parcell of land located in the Civil District of Davidson County, Tennessee, described as follows, to-wit:

"Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Waters Place, as of record in Book 332, pages 136 and 137, Register's Office for said County."

"SAID Lot No. 80 fronts 50.0 feet on the southerly margin of Hanover Avenue and runs back between lines, measuring 150.0 feet to an alley, measuring 50 feet thereon."

"BEING the same property conveyed to Riverwood Homes, Inc., by deed from Thomas Otis Huffman and wife, Loeta Pearl Huffman, of record in Book 3334, page 127, Register's Office for Davidson County, Tennessee."

It is agreed and understood that this instrument creates such right, title and interest in my said husband, Arthur E. Ballard, so that the surviver of us will take, have and hold the whole and entire right, title and interest upon the death of the other.

MAIL TAX NOTICES TO: Mr. and Mr. Arthur E. Ballard
1720 Hanover Road
Nashville, TN 37216

BOOK 5963 PAGE 923

The previous and last conveyance being a Deed to Thurman E. Talbott and wife, Irene C. Talbott,

from Riverwood Homes, Inc.

Registered in Register's Office of Davidson County, Tennessee, in Vol. 113 Page 221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates. titles, and interest thereto belonging. to the said Arthur E. Ballard, his

heirs and assigns, forever. And I do covenant with the said Arthur E. Ballard

that I am lawfully seized and possessed of said land in fee simple. have a good right to convey it, and the same is unincumbered. Grantee assumes obligation for payment of any incumberances.

And I do further convenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Arthur E. Ballard, his

heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand, this 20th day of October, 19 82.

Witness: Irene C Talbott Ballard

**Acknowledgment Before Notary Public.**

State of Tennessee, County of Putnam

Personally appeared before me, Renee Vaughn, a Notary Public in and for said County and State aforesaid, the within named Irene C. Talbott Ballard

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 Cookeville, Tennessee,

This 20th day of October, 1982.

My Commission Expires 11/25, 1984. Renee Vaughn, Notary Public

**Acknowledgment Before Notary Public.**

State of _____, County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State aforesaid, 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____

My Commission Expires _____, 19____ _____, Notary Public

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $_____, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the _____ day of _____, 19_____

_____
Notary Public or Register

STATE OF TENNESSEE, PUTNAM COUNTY

The foregoing instrument and certificate were noted in Note Book_____, Page_____

At_____ O'clock_____M_____, 19 _____ and recorded in _____

Book _____, Series _____ Page_____.

State Tax Paid $_____ Fee_____ Recording Fee_____ Total $_____

Witness my hand.

Receipt No._____

_____
Register

97284 11/15 12.00- CASH

BOOK 5963 PAGE 925

# WARRANTY DEED

FROM

IRENE C. TALBOTT BALLARD

TO

ARTHUR E. BALLARD

H 17209

IDENTIF. REFERENCE

Nov 15 9 29 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

