Greg Summar, Register
Lauderdale County Tennessee
Rec #: 164845 Instrument #: 180644

rotal: 55.00 Pgs 339-341

This instrument prepared by William Dan Douglas, Jr., Attorney Ripley, Tennessee, WITHOUT THE BENEFIT OF A TITLE OPINION DESCRIPTION PROVIDED BY GRANTOR

## WARRANTY DEED

STATE OF TENNESSEE	)
	) KNOW ALL MEN BY THESE PRESENTS
COUNTY OF LAUDERDALE	)

That for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, G. K. BALLARD and wife, GERALDINE BALLARD, have this day bargained and sold and do by these presents transfer, sell and convey to RICHARD D. SANDERS, his heirs and assigns forever in fee simple, the following described real estate, together with all improvements thereon, lying, situated and being in the 3rd Civil District of Lauderdale County, Tennessee, and more particularly described as follows, to-wit:

## **FIRST TRACT**:

Beginning at a sycamore tree on the north side of the street and the southwest corner of this original lot; runs thence North 114 feet to an iron stake; thence East 100 feet to a stake in said original line; thence across the original lot, South 114 feet to a stake on the north side of the street; thence West 100 feet to the beginning, containing 11,400 square feet, more or less.

## **SECOND TRACT:**

Beginning at a sycamore tree on the northwest corner of the original lot, thence with the north boundary line of the original lot, East 100 feet to a stake in said line; thence across the original lot, South 86 feet to a stake in the north boundary line of the lot sold off the original lot; thence West 100 feet to the west line of the original lot; thence North 85 feet to the west boundary line of the original lot to the point of beginning.

## **EASEMENT**:

Also conveyed herein is an easement as fully described in a deed from Maxwell to Doyle recorded in Record Book 45, page 600 of the Register's Office of Lauderdale County, Tennessee, to which reference is here made.

Being designated as Map 123G, Group E/123H, Parcel 7 in accordance with the Tax Assessor's Office of Lauderdale County, Tennessee.

Being the same property conveyed to G. K. Ballard and wife, Geraldine Ballard, by deed recorded in Book 402, page 575 of the Register's Office of Lauderdale County, Tennessee.

TO HAVE AND TO HOLD the above described and conveyed real estate unto RICHARD D. SANDERS, his heirs and assigns forever in fee simple.

WE COVENANT that we are lawfully seized and possessed of said tract of land; that said property is free and unencumbered, and that we will warrant and forever defend the title to the same against the lawful claims of all persons whomsoever.

whomsoev	rer.
	WITNESS our signatures, this 6 day of February,
20 15	G. K. BALLARD
	GERALDINE BALLARD

STATE OF TENNESSEE	)
	)
COUNTY OF LAUDERDALE	)

**ENNESSEE** 

Personally appeared before me, the undersigned Notary Public, in and for said state and county, G. K. BALLARD and wife, GERALDINE BALLARD, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and seal of office, at office, this 6 day of starte HAMILY STATE STATE STATE

NOTARY PUBLIC

MY COMMISSION EXPIRES:

transfer or value of the property transfer	int is equal to or greater than the agree of
	Richard Sunders
Sworn to and subscribed before	re me, this 22 nd day of Register
7	NOTARY PUBLIC MY COMMISSION EXPIRES:
PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:	
Richard SHOGES  Name of person or agency	
200 EMEFARIN AVE HERN Address of above party 3	3041
Name of property owner	
Address of property owner	