K 2022

For and in consideration of the sum of $ Five ------($5.00)----------
---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, Joel S. Boyd, and wife, Louise Collins Boyd

have bargained and sold, and by these presents do transfer and convey unto the said Willie Parker Duke and Myrtle Sullivan Duke 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 the southwest part of Lot No. 1 on the Map of the A. Nulsen Farm, as of record in Book 332, page 158, Register's Office for said County, and described according to a copy of a survey thereof by George W. Watkins, Surveyor, October 11, 1949, as follows:

Beginning at a point in the center line of Couchville Pike, as now located, at the southeast corner of the Ernest Campbell Lands; thence along Campbell's line, north 1° east 738 feet to a fence post, Goodwin's southwest corner; thence with Goodwin's and Moreland's agreed line, south 74° 30' east 139 feet; thence south 29° east, along a fence, 500 feet to an iron pin; thence south 21° 30' west 415 feet to the center line of Couchville Pike, as now located; thence along the center line of said Pike, north 54° 15' west 88 feet, and north 64° 15' west 153 feet to the beginning, containing 4.56 acres, more or less.

Being the same property conveyed to Joel Sullivan Boyd and wife, Louise Collins Boyd, by deed from Ida E. Moreland, of record in Book 1938, page 241, said Register's Office."

The said Joel S. Boyd and Joel Sullivan Boyd being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willie Parker Duke, and wife, Myrtle Sullivan Duke, their heirs and assigns, forever.

And we do covenant with the said Willie Parker Duke, and wife, Myrtle Sullivan Duke that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered.

And ~~we, Joel S. Boyd and Louise Collins Boyd~~ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Willie Parker Duke and Myrtle Sullivan Duke, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of September, 1951.

Joel S. Boyd

Louise Collins Boyd

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise [illegible], a Notary Public in and for said County, and State, the within named Joel S. Boyd and wife, Louise Collins Boyd

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 1951.

Commission expires Jan. 6th, 1953.

Notary Public

WARRANTY DEED

FROM

Joel S. Boyd, et ux

TO

Willie Parker Duke, et ux

Home Federal Savings & Loan Ass'n

Jackson, Tanner & Leathers
Attorneys
of Richmond, Virginia

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