K 2244

For and in consideration of the sum of $10.00- -

Ten and No/100- **DOLLARS,**

Cash in hand paid by Willie E. Raines and wife, Ruby M. McCormick Raines, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain Deed of Trust executed by John W. Boyte, Jr., and wife, to Ferriss C. Bailey, Trustee, of record in Book 1824, Page 419, which indebtedness the said Willie E. Raines and wife, Ruby M. McCormick Raines, hereby assume and agree to pay, we,

JOHN W. BOYTE, JR., AND WIFE, JANELLE C. BOYTE,

have bargained and sold, and by these presents do transfer and convey unto the said

WILLIE E. RAINES AND WIFE, RUBY M. McCORMICK RAINES,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the south 17 feet of Lot No. 21 on the Map of Aldrich Bros. & Myers' Subdivision, as of record in Book 161, page 44, Register's Office for said County, and the northerly 45 feet of Lot No. 23 on the Map of E. T. Dumont's Subdivision, as of record in Book 647, page 127, said register's office, and being the same property conveyed to John W. Boyte, Jr. and wife, Janelle C. Boyte by deed from Edward William Vivrette and wife, Ella Reed Vivrette, of record in Book 1811, Page 481, R.O.D.C., Tennessee.

A loan survey on the above-described property prepared by Hal R. Swann, Jr., Surveyor, dated March 25, 1950 shows a joint driveway along the Northern line of the premises and along the Southerly line of the lot adjoining on the North.

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 E. Raines and wife, Ruby M. McCormick Raines, their heirs and assigns, forever.

And we do covenant with the said Willie E. Raines and wife, Ruby M. McCormick Raines, 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, except as above-stated.

And we, John W. Boyte, Jr., and wife, Janelle C. Boyte, 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 E. Raines and wife, Ruby M. McCormick Raines, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of December, 1953.

John W. Boyte, Jr.

Janelle C. Boyte

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Louise B. Locke, a Notary Public in and for said County and State, the within named John W. Boyte, Jr. and wife, Janelle C. Boyte, the bargainors, 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 28th day of December, 1953.

Commission expires January 22, 1957

Louise B. Locke
Notary Public

WARRANTY DEED

FROM

JOHN W. BOYTE, JR., AND WIFE,

JANELLE C. BOYTE, 769

TO

WILLIE E. RAINES AND WIFE,

RUBY M. McCormick Raines

1010 pd 3.75

200

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

DOCUMENTARY 50 CENTS

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HEGNEY

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