K 2649

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Two Hundred Fifty and No/100 ------- ----------$12,250.00 ---------- **DOLLARS**
Cash in hand paid by John W. Boyte, Jr. and wife, Janelle C. Boyte, the receipt of which is hereby acknowledged, I,

J. R. Coarsey, Trustee

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** John W. Boyte, Jr. and wife, Janelle C. Boyte
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. 47 on the Plan of Kemper Heights, Section II, as of record in Book 2331, page 104, Register's Office for said County.
Said Lot No. 47 fronts 90 feet on the southerly side of Westchester Drive and extends back between lines measuring 204 feet on the westerly line and 198.9 feet on the easterly line to a line in the rear measuring 90 feet thereon.
Being a part of the property conveyed to J. R. Coarsey, Trustee, by three deeds: from Mrs. Emma P. Kemper of record in Book 2435, page 205; from J. C. Oakley and wife and H. W. Crook and wife, of record in Book 2435, page 225 and from Smith E. Phillips and wife, of record in Book 2435, page 223, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Boyte, Jr. and wife, Janelle C. Boyte
their **heirs and assigns, forever.**

And I **do covenant with the said** John W. Boyte, Jr. and wife, Janelle C. Boyte
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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And I, J. R. Coarsey, Trustee
do further covenant and bind myself, my successors **and representatives, to warrant and forever defend the title to the said land to the said** John W. Boyte, Jr. and wife, Janelle C. Boyte
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 4th **day of** June, 19 57

J R Coarsey Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James R. Pearigen, Jr., **a Notary Public in and for said County and State, the within named** J. R. Coarsey, Trustee

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

Witness my hand and official seal at office, this 4th **day of** June, 19 57

Commission expires January 28, 1958

James R. Pearigen Jr.
Notary Public

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