BK 2690

WARRANTY DEED G-6257 REAU E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption by C. E. Boyd and wife, Rowena Boyd, of the principal balance now due on a certain note dated March 23, 1955, in the original amount of $13,000.00, secured by a deed of trust executed by H. H. Cowherd and wife, Mintie C. Cowherd and Betty J. Cowherd, to E. A. Covington, Trustee, of record in Book 2384, page 300, R.O.D.C., Tenn.

H. H. COWHERD and wife, MINTIE C. COWHERD, and BETTY J. COWHERD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto C. E. BOYD and wife, ROWENA BOYD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Fifteenth Civil District of Davidson County, Tennessee, being Lot No. 21 on the Map of Sharpe & Horn's Sixth Addition, as of record in Book 332, page 118, Register's Office for said County.

Said Lot No. 21 fronts 105 feet on the east side of Riverside Drive and runs back between lines, 371.5 feet on the north line, and 412 feet on the south line, to a dead line measuring 100 feet.

Being the same property conveyed to H. H. Cowherd and wife, Mintie C. Cowherd, and Betty J. Cowherd, by deed from Mattie Virginia Wright Moss, of record in Book 2336, page 586, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 22nd day of July, 1957.

Betty J Cowherd
H H Cowherd
Mintie C Cowherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, REAU E. FOLK, JR., a Notary Public in and for the State and County aforesaid, personally appeared the within named H. H. Cowherd and wife, Mintie C. Cowherd, and Betty J. Cowherd, 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, the 22nd day of July, 1957.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1958

Mercantile Co.

22 WARRANTY DEED
MCB&F

From H. H. COWHERD, ET AL.

To C. E. BOYD et ux

46266 V

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of July A.D. 1957 at 9:58 o'clock A.M.
Noted in Book 8 Page 463
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M M Sinclair Dpt. Reg.