BK 2696

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

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of and agreement by the Grantees herein to pay the principal balance now due, plus future interest, on a certain note, dated July 18, 1957, in the original sum of $4,750.00, payable $34.04 per month, including principal and interest at 6% per annum, secured by a deed of trust executed by Charles E. Boyd and wife, Roena Newby Boyd, to Everett A. Covington, Jr., Trustee, of record in Book 2632, page 623, said Register's Office for Davidson County, Tennessee,

CHARLES E. BOYD and wife, ROENA NEWBY BOYD,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
HERBERT SMITH and wife, ADA BELL SMITH, ***

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 City of Nashville, Davidson County, Tennessee, being the southerly half of Lot No. 115 on the Plat of the Trevecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for said County.

Said part of Lot No. 115 fronts 50 feet on the westerly side of Brasher Avenue and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Charles E. Boyd and wife, Roena Newby Boyd, by deed from Terry B. Martin and wife, Janie Irene Martin, of record in Book 1295, page 264, 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., except as above.

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 11th day of September, 1957.

Charles E. Boyd
Roena Newby Boyd

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 Charles E. Boyd and wife, Roena Newby 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, the 11th day of September, 1957.

Reau E. Folk, Jr.
Notary Public

My commission expires: 7-26-58

REAU E. FOLK, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXP. JUL. 26, 1958

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of SEP. A.D. 1957 at 10:55 o'clock A.M.
Recorded in Book 2696 Page 542
Recording Fee $2.20
JAMES P. WILSON, Register
By M. M. Deputy Reg.

Mercer Realty Company, Inc.
WARRANTY DEED
MCB&F
From
CHARLES E. BOYD ET UX
To
HERBERT SMITH ET UX
51747

PG 542