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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 2,100.00
Twenty-one Hundred ..... 00/100 DOLLARS
cash, paid by Charlie Claybrooks, the receipt of which is here-
by acknowledged by Maggie Caldwell Boyd and husband, Charlie
Boyd, the said Maggie Caldwell Boyd and husband, Charlie Boyd

have bargained and sold, and by these presents do transfer and convey unto the said Charlie Claybrooks his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lots Nos. 28 and 29 on the Plan of Rains Spring Tract of record in Plan Book 1, page 109, Chancery Court at Nashville, and being known as Lot No. 10 on the Unrecorded Plan of a Resubdivision of Parts of Lots 27, 28, and 29 of said Rains Spring Tract, and described according to a copy of a survey thereof made April 24, 1948, by Harvey Gee, Surveyor, and described as follows:

Beginning at a point in the northerly margin of Mallory Street at the east intersection of the first alley west of Nolensville Road or 4th Avenue South; thence with the margin of said alley, north 3° 40' east 20.8 feet to a point; thence north 56° 23' east 47.4 feet to a corner of Lot 9 of said unrecorded plan; thence with the line between Lots 9 and 10, southeasterly 59.3 feet to the north margin of Mallory Street; thence with the margin of the same, north 85° 45' west 71 feet to the point of beginning.

Being the same property conveyed to Maggie Caldwell, by deed from Joe Kornman and wife, of record in Book 2045, page 478, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charlie Claybrooks his heirs and assigns, forever.

And we do covenant with the said Charlie Claybrooks 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, Maggie Caldwell Boyd and husband, Charlie Boyd do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Charlie Claybrooks his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23 day of September 1957.

Witnessed by: Tillie C. Lillard

Her mark
Maggie (X) Caldwell Boyd
His mark
Charlie (X) Boyd

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Louise Dozier, a Notary Public in and for said County and State, the within named Maggie Caldwell Boyd and husband, Charlie Boyd, the bargainor, 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 23 day of September 1957.

LOUISE DOZIER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires July 22, 1959.

Louise Dozier
Notary Public

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