BK 2703

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - $10.00 - - - - - - - - - - - -
- TEN AND NO/100 - - - - - - - - - - - - **DOLLARS**
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust executed by Samuel E. Boyce and wife, Mildred M. Boyce, to Herschel Greer, Trustee, of record in Book 2460, page 517, Register's Office for Davidson County, Tennessee,

We, Samuel E. Boyce and wife, Mildred M. Boyce,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Valeda Ditty Duke, a widow, her
_____ **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. 14 on the Map of Yearwood Subdivision, a part of the Noel Estates, as of record in Book 1424, page 48, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 75 feet on the south side of Draughon Avenue and runs back 160 feet on the east line and 164.5 feet on the west line, to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Samuel E. Boyce and wife, Mildred M. Boyce, by deed from Claude F. Boyce, et ux, of record in Book 2452, page 193 and from Woodmont Homes, Inc. of record in Book 1634, page 5, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Valeda Ditty Duke, her
_____ **heirs and assigns, forever.**

And we **do covenant with the said** Valeda Ditty Duke
_____ **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, Samuel E. Boyce and wife, Mildred M. Boyce,
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Valeda Ditty Duke, her
_____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 11th **day of** November, **19** 57

Samuel E. Boyce

Mildred M. Boyce

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A. Gadden, **a Notary Public in and for said County and State, the within named** Samuel E. Boyce and wife, Mildred M. Boyce

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 office this 11th **day of** November, **19** 57

Commission expires JANUARY 26, 1959

NOTARY PUBLIC Davidson County, Tenn.

James A. Gadden
Notary Public

PG 327