K 2747

For and in consideration of the sum of EIGHT THOUSAND, FIVE HUNDRED AND NO/100 ($8,500.00)----------DOLLARS in hand to us paid by William Eugene Boyce and wife, May Boyce, the receipt of which is hereby acknowledged, we, C. M. Holland and wife, Louise W. Holland,

have bargained and sold, and by these presents do transfer and convey unto the said William Eugene Boyce and wife, May Boyce, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a lot or parcel of land in West Nashville, being part of Elam 5 acre tract, not of record, and described as follows:
BEGINNING at the southeast corner of Wyoming Avenue, formerly 6th Avenue and Fifty-first Avenue North, formerly 10th Street, as shown on the Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County; thence with the easterly margin of 51st Avenue North, southwardly 150.4 feet to the northerly line of the property conveyed to M. J. Mungovan and wife, by deed from Mrs. Emma A. Sweeney, of record in Book 892, page 764, said Register's Office; thence with their northerly line, eastwardly 50 feet; thence Northwardly 150.4 feet to the southerly margin of Wyoming Avenue; thence with same westwardly 50 feet to the beginning.
Being the same property conveyed to C. M. Holland and wife, Louise W. Holland by deed from Clarence Bradley Hiland and wife, as of record in Book 1339, page 349, said Register's Office.

This conveyance is subject to easement granted the City of Nashville, for sanitary sewer, by deed from C. M. Holland and wife, as of record in Book 1712, page 164, 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 said William Eugene Boyce and wife May Boyce, their heirs and assigns, forever.

And we do covenant with the said William Eugene Boyce and May Boyce 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, except by taxes for year 1958, assumed by them.
And we, C. M. Holland and Louise W. Holland, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Eugene Boyce and May Boyce, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 28th day of April, 1958.

C M Holland

Louise W Holland

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named C. M. Holland and wife, Louise W. Holland, the bargainors, 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 29th day of April, 1958.

My commission expires August 16, 1958

[illegible]
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of APR A.D. 1958 at 11:45 o'clock A
Noted in Book 90 Page 179
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Warranty Deed

From

C. M. HOLLAND, ET UX

To

WILLIAM EUGENE BOYCE, ET UX

29

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