BK 2794

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -
TEN AND- -00/100 DOLLARS
cash, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,



We, Sam Billie (William) Boyd and wife, Anna Grace Boyd
have bargained and sold, and by these presents do transfer and convey unto the said Arthur H. Cardwell and wife, Margaret H. Cardwell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the southerly part of Lot No. 47 on the Map of Rayon City, of record in Book 843, page 13, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of Old Hickory Boulevard or Bridgeway Avenue, and runs back between lines 98.2 feet on the west line and 100 feet on the east line along the west margin of Keaton Avenue to a dead line in the rear on which it measures 50 feet.

Being property vested in Sam W. Boyd as the only heir at law of Sam Jefferson or Sam J. Boyd, who died in 1947, and by deed from Ada V. Boyd, of record in Book 2637, page 313, 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 Arthur H. Cardwell and wife, Margaret H. Cardwell, their heirs and assigns, forever.

And we do covenant with the said Arthur H. Cardwell and wife, Margaret H. Cardwell 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, Sam Billie (William) Boyd and wife, Anna Grace Boyd do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Arthur H. Cardwell and wife, Margaret H. Cardwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19 day of May, 19 58

Sam Billie (William) Boyd
Anna Grace Boyd

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