BK 2799

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Twenty Five Hundred and No/100 ---------- $2500.00 ---------- **DOLLARS**

Cash in hand paid by Theophilus B. Boyd, Jr. and wife, Mable L. Boyd, the receipt of which is hereby acknowledged, we,

N. H. Barker and Herschel Greer

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Theophilus B. Boyd, Jr. and wife, Mable L. Boyd

their **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. 101 on the Map of Haynes Heights, Section II, as of record in Book 2331, page 59, Register's Office for said County.
Said Lot No. 101 fronts 116 feet on the southerly side of Ledford Drive and runs back 349.8 feet on the westerly line and 348.7 feet on the easterly line to a dead line measuring 116 feet thereon.
Being the same property conveyed to N. H. Barker and Herschel Greer, by deed from L. H. Jordan and wife, of record in Book 2333, page 50, Register's Office for Davidson County, Tennessee.
The said Herschel Greer having full power to convey the above described property as granted him in Deed of record in Book 2333, page 50, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Theophilus B. Boyd, Jr. and wife, Mable L. Boyd their **heirs and assigns, forever.**

And we **do covenant with the said** Theophilus B. Boyd, Jr. and wife, Mable L. Boyd **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 1958 taxes which have been prorated and are hereby assumed by the purchasers.

And we, N. H. Barker and Herschel Greer **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Theophilus B. Boyd, Jr. and wife, Mable L.Boyd their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand** this 5th **day of** August, 1958

Herschel Greer

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