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REAU & FOLK JR. FORM

WARRANTY DEED

For and in consideration of the sum of [illegible] DOLLARS ($[illegible]),

[illegible] valuable consideration, the receipt [illegible] all [illegible] which is hereby acknowledged,

R. F. McMANUS and wife, CARLIE McMANUS, [illegible]

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MARY MARGARET BOYD,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the westerly one-half of Lot No. 36 on the Plat of Cora Burrus' Subdivision of Lot No. 81, Maplewood Home Tract, as of record in Book 101, page 179, Register's Office for said County.

Said part of Lot No. 36 fronts 50 feet on the northerly side of Virginia Avenue and extends back between parallel lines 150 feet to a dead line.

Being the same real property conveyed to R. F. McManus and wife, Carlie McManus, by deed from Austin A. Smith, Sr., et al., of record in Book 2116, page 102, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for taxes for 1959 which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the [illegible] day of August, 1959.

[illegible]

[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named R. F. McManus and wife, Carlie McManus

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 Nashville, Tennessee, this, the [illegible] day of August, 1959.

My commission expires: [illegible]

Notary Public

WARRANTY DEED
MCR&F

From R. F. McMANIS ET UX

To MARY MARGARET BOYD

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of AUG A.D. 1959 at 11:26 o'clock
Noted in Book 23 Page 819
Recorded in Book [illegible] Page [illegible]
Recording Fee 1.00
JAMES P. WILSON, Register
by [illegible] D.C.

[illegible]

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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