WARRANTY DEED — NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and no/100 - DOLLARS ($10.00),

cash in hand and other good and [illegible] considerations [illegible], the receipt of which is hereby acknowledged.

E. E. McMath and wife, Stella B. McMath

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph Lee Boykin and wife, Esther Murphy Boykin,

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: A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by W. R. Feigenthaler dated April 30, 1960, as follows:
Beginning at a spike in the northerly margin of Allessio Road at the southwest corner of the property conveyed to Gladys L. Skaggs by deed from [illegible] on [illegible] 26, 1959, and recorded in Book 2864, page 31, Register's Office for Davidson County, Tennessee; thence south 74 degrees 39 minutes west in the northerly margin of Allessio Road 221.4 feet, thence south 70 degrees 59 minutes west in the northerly margin of Allessio Road 78.6 feet to a point; thence north 16 degrees 17 minutes east 933.9 feet to a point in Yunker's southerly line; thence with Yunker's southerly line north 51 degrees 37 minutes east 325.0 feet to a beech tree; thence south 13 degrees 10 minutes west 412.3 feet with a fence to a point; thence south 12 degrees 26 minutes west 627.2 feet with a fence to the point of beginning, containing 5.09 acres, more or less.
Being part of the same property conveyed to E. E. McMath and wife, Stella B. McMath, by deed from Sidney Carney and wife, Era Carney, of record in Book 2697, page 61[illegible], 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 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.

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 26th day of May, 1960

E. E. McMath
Stella B. McMath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom D. Coleman Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named E. E. McMath and wife, Stella B. McMath

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 26th day of May, 1960.

Tom D. Coleman
Notary Public

My commission expires: Nov. 13, 1960

WARRANTY DEED
From E. E. McMath et ux
To Joseph Lee Boykin et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE