K 3178

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Lawrence Boyd and wife, Marjorie Lee Boyd, have assumed and agreed to pay the unpaid balance of a note dated October 26, 1955, in the original principal sum of $6,950.00, the unpaid balance herein assumed being in the amount of $5,707.95, payable to Security Federal Savings and Loan Association in monthly installments and secured by a deed of trust of record in Book 2465, page 311, Register's Office for Davidson County, Tennessee,

We Callie Pearl Parkhurst, and husband, L. P. Parkhurst have bargained and sold, and by these presents do transfer and convey unto the said Lawrence Boyd and wife, Marjorie Lee Boyd, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being lots Nos. 243 and 244 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 243 and 244 front together 60 feet on the easterly side of North Seventh Street and run back between parallel lines with the northerly margin of Richardson Avenue, 165 feet to an alley.

being the same property conveyed to Callie Pearl Parkhurst, by deed from Richard Lee Jackson and wife, Mary E. Jackson, of record in Book 2648, page 63, 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 said Lawrence Boyd and wife, Marjorie Lee Boyd, their heirs and assigns, forever.

And We do covenant with the said Lawrence Boyd and wife, Marjorie Lee Boyd, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as above set out and 1961 taxes which are assumed by the grantees.

And We the said grantors do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lawrence Boyd and wife, Marjorie Lee Boyd, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 19th day of January, 1961

Callie Pearl Parkhurst

L P Parkhurst

PG 413