K 3247

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

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, receipt of which is hereby acknowledged,

I, W. L. Boyd

have bargained and sold, and by these presents do transfer and convey unto the said M. Dean Anderson and wife, Sarah Polston Anderson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 14th Civil District, formerly the 24th Civil District of Davidson County, Tennessee, as shown as Tract 4 on a survey by C. J. Carney, Surveyor, March 4th, 1961, and more particularly described as follows:
BEGINNING at the southwest corner of Tract No. 2 conveyed to M. Dean Anderson; thence with Anderson's southerly line North 87 deg. 49' East 170.8 feet to a point in W. L. Boyd's line; thence south 4 deg. 30' West 397 feet to a point in the John Carney property; thence north 79 deg. 25' West 175 feet to a point; thence north 4 deg. 30' East 328 feet to the point of beginning and containing 1.4 acres, more or less.
BEING a part of the same property conveyed to W. L. Boyd by T. H. Shaver, by deed dated 3-25-38, and recorded in Book 1077, page 590, Register's Office for Davidson County, Tennessee, and by deed from Wilson Boyd of record in Book 387, page 608, and from C. S. Crutcher et ux, of record in Book 611, page 23, 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 M. Dean Anderson and wife, Sarah Polston Anderson, their heirs and assigns, forever.

And I do covenant with the said M. Dean Anderson and wife, Sarah Polston Anderson 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.

And I, W. L. Boyd do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said M. Dean Anderson and wife, Sarah Polston Anderson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 17th day of Apr., 19 61.

W. L. Boyd

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. L. Boyd

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of April, 19 61.

Commission expires 7/23/61

M. A. Draper
Notary Public

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