BK 3315

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, 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 LARRY J. ENNIS, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 14th, formerly in the 24th Civil District of Davidson County, and being shown as Tract No. 3 on a survey by C. J. Carney Surveyor, March 4, 1961 as follows:
BEGINNING at a point on the easterly margin of Union Hill Road at a common corner to Tract No. 2; thence following the margin of Union Hill Road South 39 deg. 15' west 300 feet to a point; thence continuing with the margin of said Union Hill Road 56 feet more or less to a point on John Carney's property; thence south 81 deg. 10' east 5 feet more or less to a point; thence south 21 deg. 55' east 223 feet to a point; thence south 46 deg. 40' east 134.5 feet to a point; thence North 45 deg. 15' east 49.5 feet to a point; thence south 70 deg. 25' east 73 feet to a point in the common corner with Tract No. 4; thence north 4 deg. 30' east 328 feet to a corner of Tract No. 2; thence north 23 deg. 5' west 236 feet to the point of beginning and containing 2.4 acres, more or less.
BEING a part of the same property conveyed to W. L. Boyd by deeds from Wilson Boyd of record in Book 387 Page 608 and from C. S. Crutcher of record in Book 611 Page 23, Register's Office for Davidson County, Tennessee. The spouses of Wilson Boyd and C. S. Crutcher joined in conveyances.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LARRY J. ENNIS, his heirs and assigns, forever.

And I do covenant with the said LARRY J. ENNIS 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 LARRY J. ENNIS, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of April, 1961

W. L. BOYD

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