BK 3338

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$10.00----------

----------Ten and 00/100----------DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a note secured by a deed of trust executed by Charles O. Boyd and wife, to E. A. Goodloe, Trustee, of record in Book 3086, page 189, R.O.D.C., Tennessee, securing Home Federal Savings & Loan Association the original principal sum of $3,750.00, we, Charles O. Boyd and wife, Annice M. Boyd have bargained and sold, and by these presents do transfer and convey unto the said Fieldon A. Boyd and wife, Betty Irene Boyd 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 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by J. P. Gallaher, July 26, 1952, as follows:

Beginning in the north boundary line of Bull Run Road and at W. J. Griggs' southwest corner, which is located about 50 feet northwest of a culvert under Bull Run Road; thence running with the north edge of said road as follows: north 37 W. 12 poles; north 27½ W. 32-2/5 poles to a point in said Road; thence leaving said road easterly, following the Ben Carr properties southerly line, 38 poles to a pen oak, it being W. J. Griggs' northwest corner; thence with Griggs' west line south 35 W. 29-3/5 poles to a stake on the north edge of branch; thence following the northeast side of said Branch (or ditch) south 33 E., 6 poles to a stake; thence south 9½ W., running quartering across said branch, 13-3/5 poles to the north edge of Bull Run Road, the beginning, containing 4 acres, more or less.

Being the same property conveyed to Charles O. Boyd and wife, Annice M. Boyd, by deed from Rufus C. Gallaher, Jr., and wife, Sadie Gallaher, of record in Book 3070, page 196, Register's Office for said County.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Fieldon A. Boyd and wife, Betty Irene Boyd their heirs and assigns, forever.

And we do covenant with the said Fieldon A. Boyd and wife, Betty Irene Boyd that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out herein.

And we, Charles O. Boyd and wife, Annice M. Boyd do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles O. Boyd and wife, Annice M. Boyd, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of January, 1962

Charles O Boyd

Annice M. Boyd

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