K 3459

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

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

----------Ten and No/100----------DOLLARS

Cash in hand paid by Thomas W. Watkins and wife, Rae H. Watkins, and other good and valuable considerations, receipt of which is hereby acknowledged,

I, Ethel Wise Boyd, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Thomas W. Watkins and wife, Rae H. Watkins,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being lot No. 4 on the Plan of Hirshberg's Subdivision of Lots No. 74 and 75 Waverly, of record in Book 161, page 99, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Glen Avenue at the intersection of the west line of a 10 foot alley, being the southeast corner of this lot; thence along the northerly margin of said Avenue, westerly 135 feet to the beginning of a curve; thence around said curve in a northerly direction 83 feet to the southeasterly margin of Kirkman Avenue; thence with the line between said Lots No. 3 and 4, southeasterly 184 feet to the margin of said alley; thence with the margin of the same, 51 feet to the point of beginning.

Being the same property conveyed to Ethel Wise, by deed from Helen Bird Greer and husband, of record in Book 1151, page 513, said Register's Office, the said Ethel Wise having since married and her husband having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas W. Watkins and wife, Rae H. Watkins, their heirs and assigns, forever.

And I do covenant with the said Thomas W. Watkins and wife, Rae H. Watkins, 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 for taxes for 1962 which have been pro-rated and assumed by the purchasers.

And I, Ethel Wise 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 Thomas W. Watkins and wife, Rae H. Watkins, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd day of October, 19 62

Ethel Wise Boyd
Ethel Wise Boyd

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, [illegible], a Notary Public in and for said County and State the within named Ethel Wise Boyd, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of October, 19 62

Commission expires APR 12 1965

[illegible]
Notary Public

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