K 3466

For and in consideration of the sum of One and No/100 - ($1.00) - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by Walter C. Boyd and the love and affection which I have for my son, Walter C. Boyd, the receipt of which is hereby acknowledged,

I, Ida C. Boyd

have bargained and sold, and by these presents do transfer and convey unto the said Walter C. Boyd, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 9th, formerly the 14th, Civil District of said County and State, described according to a survey made by S. H. Hutchison, December 3, 1962, as follows:

Beginning at a point in the center of Collins Road at the northwest corner of the property conveyed to R. W. Dority and wife by deed from P. M. Chaffin and wife, of record in book 2604, page 605, Register's Office for said County; thence with said Dority's westerly line and continuing with the westerly lines of the tracts of land conveyed to Gilbert M. Irwin, Jr. and wife, C. M. Johnson and wife, and L. Hudson Todd, et al, by deeds from P. M. Chaffin and wife, of record in book 3254, page 466, book 2862, page 287 and book 2805, page 514, said Register's Office, respectively, south 3° west 1158 feet to a stake at an elm tree; thence north 66° 30' west 398 feet to a stake; thence north 3° east 1158 feet to a stake in the center of Collins Road; thence with the center of Collins Road, south 66° 30' east 398 feet to the beginning, containing 10.6 acres, more or less.

Being part of the real property conveyed to Ida C. Boyd by deeds from James H. Newman, Trustee, of record in book 2249, page 465, and from Walter C. Crafton, et al, of record in book 2396, page 169, 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 Walter C. Boyd, his *heirs and assigns, forever.*

And I *do covenant with the said* Walter C. 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.*

And I, Ida C. 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* Walter C. Boyd, his *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 11th *day of* December *19*62 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ida C. Boyd

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Graves Jr. *a Notary Public in and for said County and State,* Ida C. Boyd

the within named 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 17 *day of* December *19*62

L. R. Graves Jr. *Notary Public*

Commission Expires 10/23/65

WARRANTY DEED

38151

FROM

Ida C. Boyd

TO

Walter C. Boyd

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 17 day
of DEC A.D. 1962
at 10:50 o'clock M
Noted in Book 04 Page 72
Recorded in Book Page
Recording Fee $2.00
Lilly J. Wilson, Register
By C. McKinley
Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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