K 3574

MADISON TITLE COMPANY

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, DOLLARS ($ 10.00), and for other good and valuable considerations,

STATE TAX $ .33
PROBATE .50
TOTAL $ .83

JUN 21 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

Sam W. Boyd and wife Grace Boyd

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Homer Dayton Moser and wife Lillian Pauline Moser

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots 28 and 29 on the Plan of Rayon City Development Company, not of record and described according to a copy of a survey thereof made by John M. Sullivan, County Surveyor, March 3, 1950,

Beginning at a point in the northerly margin of Old Hickory Boulevard 43.5 feet west of the west margin of an alley; thence north 1 degree 34 minutes east 15.4 feet to a point; thence north 25 degrees 04 minutes west 53.5 feet to the line of lots 27 and 28; thence with the line between said lots south 66 degrees 11 minutes west 110.1 feet to a point in the east margin of DuPont Avenue; thence with the margin of the same south 28 degrees 56 minutes east 22.7 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same north 89 degrees 46 minutes east 111.5 feet to the point of beginning.

Being the same property conveyed to Sam W. Boyd, by will of W. M. Boyd, of record in Will Book 56, page 103, County Court Clerk's Office for Davidson County, Tennessee, and by deed from Gretchen Williamson Martin, et al, of record in Book 2145, page 99, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 19th day of June, 19 63

x Sam W. Boyd

x Grace Boyd

STATE OF TENNESSEE
COUNTY OF

Before me, Homer E. Chance, a Notary Public in and for the State and County aforesaid, personally appeared the within named Sam W. Boyd and wife Grace Boyd, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this, the 19th day of June, 19 63

Homer E. Chance
Notary Public

My commission expires: Oct-28-64

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