BK 3648

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eight Hundred and NO/DO ($800.00)------
---------- DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein agree to assume and pay the present unpaid balance due under one note, dated August 29, 1958, for the principal sum of $10,600.00, payable $58.62 per month, and secured by a deed of trust of record in Book 2825, page 569, Register's Office for Davidson County, Tennessee.

WE, JAMES W. BOYD and wife, OPAL D. BOYD

have bargained and sold, and by these presents do transfer and convey unto the said James E. Smith and wife, Lois A. Smith, 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 152 on the Plan of Cloverhill, Section II, of record in Book 2133, page 46, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Sinbad Drive, at the common corner of Lots 151 and 152; thence with the line between said lots northwardly 145.9 feet to a point; thence south 65° 24' west 46.47 feet to a point; thence south 58° 37' west 103.6 feet to a point in the easterly margin of Ebony Drive; thence with the margin of the same southerly 80.72 feet to a point at the beginning of a curve; thence around said curve, southeasterly 32.32 feet to a point in the northerly margin of Sinbad Drive; thence with the margin of the same eastwardly 110 feet to the beginning.

Being the same property conveyed to James W. Boyd and wife, Opal D. Boyd, by deed from James H. Boyd and wife, Glenda T. Boyd, of record in Book 2876, page 611, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Smith and wife, Lois A. Smith, their heirs and assigns, forever.

And we do covenant with the said James E. Smith et ux Lois A. Smith 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.

And we, James W. Boyd and wife, Opal D. 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 James E. Smith and wife, Lois A. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20 day of November, 1963

James W. Boyd

Opal D. Boyd

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