WARRANTY DEED

TTC 178254

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Boyce (NAME)	Fidelity Federal S. & L. Assn. (NAME)	MAP 103-3
5011 Wyoming Ave. (STREET ADDRESS OR ROUTE NUMBER)	401 Union St., (STREET ADDRESS)	PAR 200
Nashville, Tenn. 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37203 (CITY) (ZONE) (STATE)	W25-9550

For and in Consideration of the sum of TEN *($10.00) *DOLLARS*
and other good and valuable considerations, the receipt of all of which is hereby acknowleged,

HARRY G. GRAHAM and wife, MARGARET H. GRAHAM *have bargained and sold, and by these presents do transfer and convey unto the said* MAY B. SMITH BOYCE and husband, WILLIAM E. BOYCE, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

Beginning at a point in the easterly margin of 51st Avenue North, formerly 10th Street, 150.4 feet south of the southeast corner of Wyoming Avenue, formerly 6th Avenue and said 51st Avenue North; thence in a southerly direction along the easterly margin of said 51st Avenue North, 102 feet; thence easterly parallel to the southerly margin of Wyoming Avenue, 50 feet; thence in a northerly direction parallel to the easterly margin of 51st Avenue North, 102 feet; thence in a westerly direction 50 feet to the beginning.

TRACT NO. II:

Beginning at a point in the northeast corner of a lot conveyed to M. J. Mungovan and wife, Ella Mungovan, by Mrs. Emma A. Sweeney, by deed of record in Book 892, page 764, Register's Office; said point being 150.4 feet southerly from the southern margin of Wyoming Avenue; formerly Sixth Avenue and 50 feet easterly from the east margin of 51st Avenue North, formerly Tenth Street, and runs easterly parallel to the south margin of Wyoming Avenue, and 150.4 feet therefrom, 50 feet to a point; thence southerly parallel to the east margin of 51st Avenue North and 100 feet therefrom, 102 feet to a point; thence westerly parallel to

the south margin of Wyoming Avenue, 50 feet to a point in the southeast corner of the lot conveyed to M.J. Mungovan and wife, by Mrs. Emma A. Sweeney; thence northerly parallel to and 50 feet from the east margin of 51st Avenue North, 102 feet to the beginning.

Being the same property conveyed to Harry G. Graham and wife, Margaret H. Graham, by deed from M. A. Parrish and wife, as of record in Book 3862, page 990, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said May B. Smith Boyce and husband, William E. Boyce, their *heirs and assigns, forever.*

And we *do covenant with the said* May B. Smith Boyce and husband, William E. Boyce *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 for 1965 Metro taxes which have been prorated and assumed by the Grantees.

And we, Harry G. Graham and wife, Margaret H. Graham, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* May B. Smith Boyce and husband, William E. Boyce, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* April, 1965, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harry G Graham
Margaret H Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Helen D. Scott, a Notary Public in and for said County and State, the within named Harry G. Graham and wife, Margaret H. Graham,

the bargainors, 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 Nashville, Tennessee, this 8th day of April, 1965

Helen D. Scott, Notary Public.

Commission Expires March 4, 1967

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in..... this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

BOOK 3878 PAGE 743

STATE TAX $ 1200
PROBATE $ 1.50
TOTAL
APR 9 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID APR 9 1965

WARRANTY DEED

REF: cf

FROM

HARRY G. GRAHAM and wife,

TO

MAY B. SMITH BOYCE and husband,

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE
401 UNION STREET
NASHVILLE 3, TENN.

75956

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

APR 9 2 33 PM '65

RECORDED 111

DEP. REG. 12-36

Compliments of

Guarant[illegible]

Kansas City