This instrument was prepared by John G. Beak, Attorney
Firm of WARFIELD & ENTREKIN, Attorneys, American Trust Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 3930 PAGE 601

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clyde L. Boyd, et ux (NAME)	Guaranty Mortgage Company (NAME)	MAP 83-13
Lot 2 - South Ninth St. (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	PAR 2.2
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	MS

For and in Consideration of the sum of TEN and NO/100---------- ($10.00)---------- *DOLLARS*

cash in hand paid by CLYDE L. BOYD and wife, RUBY C. BOYD, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, HENRY HUDSON and BILL M. BOWMAN,

have bargained and sold, and by these presents do transfer and convey unto the said CLYDE L. BOYD and wife, RUBY C. BOYD, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 on the Plan of Shelby Hills Subdivision, of record in Book 3600, page 17, Register's Office for said County.

SAID Lot No. 2 fronts 57 feet on the northeasterly margin of South Ninth Street and runs back between lines measuring 237.6 feet on the southeasterly side and 185 feet on the northwesterly side to a line in the rear on which it measures 61 feet.

BEING part of the same property conveyed to Henry Hudson and Bill M. Bowman by deed from The Nashville Housing Authority, of record in Book 3762, page 11, said Register's Office.

CONVEYANCE of this property is made subject to restrictive covenants contained in an instrument of record in Book 3368, page 23, said Register's Office, and restrictive covenant and agreement of record in Book 3644, page 591, said Register's Office, and the plan of record in Book 3600, page 17, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from South Ninth Street and a 10-foot easement for public utility purposes along the rear line of said lot.

unimproved ( )
This is improved ( ) property, known as South Ninth Street Nashville
(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 CLYDE L. BOYD and wife, RUBY C. BOYD, their *heirs and assigns, forever.*

And we *do covenant with the said* CLYDE L. BOYD and wife, RUBY C. BOYD, *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 current taxes and as noted above.

And we, Henry Hudson and Bill M. Bowman, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clyde L. Boyd and wife, Ruby C. Boyd, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25 *day of* August, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Henry Hudson
HENRY HUDSON

Bill M. Bowman
BILL M. BOWMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 3930 PAGE 603

Personally appeared before me, Richard D. Sweeney, a Notary Public in and for said County and State, the within named Henry Hudson and Bill M. Bowman

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 25 day of August, 1965.

Richard D. Sweeney, Notary Public.

Commission Expires July 22, 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.....

STATE TAX $ 15.38
PROBATE .50
TOTAL $ 15.88

SEP 2 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.
PAID SEP 2 - 1965
CT

WARRANTY DEED

FROM

HENRY HUDSON and BILL M. BOWMAN

TO

CLYDE L. BOYD and wife, RUBY C. BOYD

GUARANTY MORTGAGE CO. OF NASHVILLE

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

SEP 2 11 50 AM '65

NOTED FOR REC. 11:50 PAGE 347
RECORDING FEE $ 2.00
DEP. REG. ---

95826

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
1 CENT 1

DOCUMENTARY
55 CENTS 55

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

10,250.00

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