Prepared by J.J.Downey & Sons
Davidson Rd
Nashville, Tenn

BOOK 3958 PAGE 431

**WARRANTY DEED** Send Tax St To: Security Fed & Sav 5th & Union St, Nashville, Tenn **ATTORNEYS TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No.
SEND TAX NOTICES TO: Donnell B. Boydston
ADDRESS: 6020 Pennywell Drive, Nashville, Tenn

Owner.

RECORDER'S MEMO: Legibility of Writing, Typing or Printing Unsatisfactory in This Document When Received

**For and in Consideration of the sum of** Ten ($10.00) and Dollars **DOLLARS**
no/100

cash in hand paid by Donnell B. Boydston and wife Juanita L. Boydston and other good and valuable considerations, the receipt of which is hereby acknowledged, and the Grantees herein by the acceptance of this Deed, assume and agree to pay the indebtedness owing Security Federal Savings and Loan Association, evidenced by a note in the original principal sum of $ 22, 500.00 and secured by a Deed of Trust of Record in Book 3651, Page 323, Register's Office for Davidson County, Tennessee,

J. E. Downey and Sons, Inc., a Tennessee Corporation,

has **have bargained and sold, and by these presents do transfer and convey unto the said** Donnell B. Boydston and wife Juanita L. Boydston

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. 138 on the Plan of West Meade Hills, Section 5, as of Record in Book 3300, Page 93, Register's Office for said County,

Said Lot No. 138 fronts 180.96 feet on the westerly side of Pennywell Drive, and extends back 565.37 feet on the southerly line and 561.87 feet on the northerly line to a dead line, measuring 22.34 feet thereon.

Being the same property conveyed to J. E. Downey and Sons, Inc., a Tennessee Corporation, by deed from Marvin R. Winstead and wife Erma H. Winstead of Record in Book 3800, page 425, said Register's Office.

This conveyance is subject to a Deed of Trust of Record in Book 3651, Page 323, Plan of Record in Book 3300, Page 93, easement of Record in Book 2692, Page 207, and restrictive covenants in Book 3505, Page 361, Register's Office for said County.

DOCUMENTARY

| THIS TRACT IS | IMPROVED AND SHOWN ON TAX RECORDS AS: | | | |
|---|---|---|---|---|
| No. | 6020 Pennywell Drive | Nashville | | Tennessee |
| | Street | City | Zone | State |

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Donnell B. Boydston and wife Juanita L. Boydston, their **heirs and assigns, forever.**

**And** it does **do covenant with the said** Donnell B. Boydston and wife Juanita L. Boydston **that** it is **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

**And** it, J. E. Downey and Sons, Inc., a Tennessee Corporation, does **do further covenant and bind** itself, its **heirs and representatives, to warrant and forever defend the title to the said land to the said** Donnell B. Boydston and wife Juanita L. Boydston their **heirs and assigns against the lawful claims of all persons, whomsoever.**

**Witness** In witness whereof J. E. Downey and Sons, Inc., a Tennessee **hand** Corporation, has caused this instrument to be executed by its **this** duly authorized officers this the 28th **day of** November, 1965.

Miriam E. Downey
Attest: Miriam E. Downey, Secretary

J. E. Downey and Sons, Inc.
By: John E. Downey, President

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Roger Shreffler, a Notary Public within and for the State and County aforesaid, personally appeared John T. Downey and Virlon T. Downey with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and Secretary respectively of the J. T. Downey and Sons, Inc. the within named bargainor, a corporation, and that (he) as such President and (they) Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John T. Downey as such President, and attesting the same by the said Virlon T. Downey as such Secretary

Witness my hand and official seal at office at Nashville, Tennessee on this the 1st day of November, 19 65

My commission expires April 22, 1967 Roger Shreffler
Notary Public

RECORDER'S MEMO.
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

06480

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 15 1 26 PM '65
NOTED BOOK 113 PAGE 2
RECORDING FEE $ 2.00
DEP. REG. S

WARRANTY DEED

FROM J. T. Downey and Sons, Inc.

TO DONNELL E. BOYDSTON et ux

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 3.85
PROBATE 50
TOTAL $ 39.43
NOV 15 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID NOV 15 1965