BOOK 4009 PAGE 463

This Instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| L. B. Conyers (NAME) | Fidelity Federal Savings & Loan Assoc. (NAME) | 13D |
| 1804 Manchester Avenue (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth (STREET ADDRESS) | Map 69-16 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Par. 160 |

For and in Consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration, the grantees, L. B. Conyers and wife, J. Pearl Conyers have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Archie W. Boyd and wife, Jewell R. Boyd, to Louis Leftwich, Jr., Trustee, of record in Book 2613, page 263, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Archie W. Boyd and wife, Jewell R. Boyd

have bargained and sold, and by these presents do transfer and convey unto the said

L. B. Conyers and wife, J. Pearl Conyers

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

Land in the 13th Civil District of Davidson County, Tennessee, being part of the southwesterly part of tract No. 3 of the R. W. Cundall Property, more particularly described on a survey made August 17, 1956, by Wm. Collier Parrish Associates, Civil Engineers, as follows:

Beginning at an iron pin in the southeasterly margin of Manchester Avenue (at Bordeaux), said point being the common corner of Tracts 3 and 5; thence with the southeasterly margin of Manchester Avenue, north 36° 07' East 50 feet to an iron pin; thence south 56° 08' East 280 feet to an iron pin; thence south 34° 12' west 50 feet to an iron pin; thence north 56° 08' west 282.5 feet to the point of beginning.

Being the same property conveyed to Archie W. Boyd and wife, Jewell R. Boyd, by deed from W. C. Allen and wife, Irene N. Allen, of record in Book 2641, page 569, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1804 Manchester Avenue (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

**To Have and to Hold** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. B. Conyers and wife, J. Pearl Conyers their heirs and assigns, forever.

And we do covenant with the said L. B. Conyers and wife, J. Pearl Conyers 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 as hereinabove set out.

And we, Archie W. Boyd and wife, Jewell R. 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 L. B. Conyers and wife, J. Pearl Conyers, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 22 day of April, 1966

Archie W. Boyd
Jewell R. Boyd

STATE OF TENNESSEE
Davidson County,

Personally appeared before me, Robert E. Alessio, a Notary Public in and for said County and State, the within named Archie W. Boyd and wife, Jewell R. 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 Nashville, Tennessee, this 22nd day of 22 April, 19 66

Robert E. Alessio, Notary Public

Commission Expires 12-25-69

NOTARY PUBLIC DAVIDSON COUNTY

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
Davidson County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the

and respectively of the

the within named bargainor, a corporation, and that (he / they) as such

and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said

as such and attesting the same by the said

as such

Witness my hand and official seal at office at on this the

day of , 19 .

My commission expires

Notary Public

# WARRANTY DEED

FROM

Archie W. Boyd and wife,

Jewell R. Boyd

TO

L. B. Conyers and wife,

J. Pearl Conyers

STATE TAX $ 15.75
PROBATE .50
TOTAL $ 16.25

APR 22 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID APR 22 1966

25701

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

APR 25 8 20 AM 1966

RECORDING FEE $ 2.00

DEP. REG.

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

BOOK 4009 PAGE 466