K 1880

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ FOUR THOUSAND NINE HUNDRED FIFTY AND NO/100 ($4,950.00) ---------- DOLLARS of which ONE THOUSAND FOUR HUNDRED NINETY-NINE AND 63/100 ($1,499.63) DOLLARS has been paid in cash by Delbert B. Joynes and wife, Inez M.Joynes the receipt of which is hereby acknowledged, and for the remainder the said Delbert B. Joynes and wife, Inez M. Joynes assume and agree to pay an unpaid balance of $3450.37 as of Aug. 15, 1950 of an original loan of $3475.00 of record in Book 1864, page 411, Register's Office Davidson County, Tenn. payable in 61 monthly instalments, first 60 are $42.00 each, including interest at the rate of 6%, 61st for balance; Ted S. Oldham & wife, Ruby A. Oldham have bargained and sold, and by these presents do transfer and convey unto the said Delbert B. Joynes and wife, Inez M. Joynes, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 36 and 37, on the Map of Capitol View Subdivision, of record in Book 974, pages 52 and 53, Register's Office for said County. Said lots adjoin and front together 135.8 feet on the south side of Brunswick Drive and run back between lines, 244.7 feet on the east line of Lot No. 37 and 198.3 feet on the westerly line of Lot No. 36, to a two-foot reserved strip in the rear on which they measure 259 feet. Being the same property conveyed to Ted S. Oldham and wife, Ruby A. Oldham, by two deeds from John S. Bransford and wife, et al, of record in Book 1235, page 300, said Register's Office, and in Book 1227, page 133, said Register's Office.

These premises are conveyed subject to certain restrictive covenants as set out in deed from John S. Bransford, et al, to Ted S. Oldham and wife, dated Jan. 20, 1942 recorded in Book 1227, page 133, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Delbert B. Joynes and wife, Inez M. Joynes, their heirs and assigns, forever.

And we do covenant with the said Delbert B. Joynes and wife, Inez M. Joynes 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 above mentioned and by 1950 taxes which have been prorated and assumed by the grantees. And we, Ted S. Oldham and wife, Ruby A. Oldham do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Delbert B. Joynes and wife, Inez M. Joynes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of August, 19 50

Ted S. Oldham

Ruby A Oldham

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dean Stevens, a Notary Public in and for said County and State, the within named Ruby A. Oldham, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 19 50

Commission expires Jan. 10, 1954

Dean Stevens
Notary Public

G 289