BK 3225

WARRANTY DEED   TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 - ($10.00) DOLLARS, cash in hand* paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 1796, page 207; Book ___, page ___, Register's Office for Davidson County, Tennessee.

* and other good and valuable considerations

James Dayton Carden

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Charles L. Joynes and wife, Ruth Joynes,

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 55 feet of Lot No. 59 on the Map of Bransford Realty Company's West End Heights, as of record in Book 332, pages 124 and 125, Register's Office for said County.

Said part of said lot fronts 55 feet on the northerly side of Fairfax Avenue and runs back between parallel lines 195 feet to an alley.

Being the same property conveyed to James Dayton Carden by deed from John T. Knotts and wife, Cleo I. Knotts, of record in Book 3221, page 411, said Register's Office for Davidson County, Tennessee.

This conveyance is also subject to restrictive covenants and easements of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Buyer, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness my hand this 22nd day of May, 1961.

James Dayton Carden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Dayton Carden unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 22nd day of May 1961.

My commission expires: Nov 23, 1964   Tom G. Coleman
Notary Public

PLEASE MAIL

WARRANTY DEED

From 40878

James Dayton Carden

To

Charles L. Joynes et ux

206 Fairfax Av.



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day
of May A.D. 1961
at 9:51 o'clock A M.
Noted in Book 22 Page 355
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
Dep. Reg.

PG 195