K 3376

WARRANTY DEED

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

cash in hand paid by BOBBY E. JONES, AND WIFE, BETTY B. JONES, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, EFFIE H. JOYNER, a widow has ~~bargained~~ *and sold, and by these presents do transfer and convey unto the said* BOBBY E. JONES AND WIFE, BETTY B. JONES, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Echo Meadows, of record in Book 2331, page 64, Register's Office for said County.

Said lot fronts 120 feet on the easterly side of Wren Road and runs back 331 feet on the southerly line and 318.4 feet on the northerly line to a dead line in the rear on which it measures 63 feet.

BEING the same property conveyed to EFFIE H. JOYNER by deed from G. W. Hire and wife, of record in Book 3099, page 215, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2447, page 325; and subject to conditions set out in plan of record in Book 2331, page 64, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BOBBY E. JONES, AND WIFE, BETTY B. JONES, their *heirs and assigns, forever.*

And we *do covenant with the said* BOBBY E. JONES AND WIFE, BETTY B. JONES, *that* we are *lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by taxes for the year 1962, which have been prorated and adjusted and are hereby assumed by the grantee.

And I, EFFIE H. JOYNER, a widow, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* BOBBY E. JONES AND WIFE, BETTY B. JONES, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* Fourteenth *day of* May, 1962, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Effie H Joyner
(Effie H. Joyner)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* EFFIE H. JOYNER, a widow

the within named 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 the 14th *day of* May, *19* 62.

Anne Abernathy, *Notary Public*

My Commission Expires October 25, 1965

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