K 3530

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

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated September 23, 1960, in the original principal sum of $9,250.00, payable to Fidelity Federal Savings & Loan Association in monthly installments of $55.[illegible], including interest at 5-3/4% per annum, said note being secured by a deed of trust executed by Donald E. Doncho and wife, to Vader Lacker, Jr., Trustee, of record in Book 3111, page 79, Register's Office for Davidson County, Tennessee.

DONALD E. DONCHO and wife, BARBARA W. DONCHO,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto C. ROGER JOYNES [illegible]

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

Being Lot No. 10 on the Plan of Cloverhill Section II, as of record in Book [illegible], page [illegible], Register's Office for said County.

Said lot fronts 2[illegible] feet on the south side of Butterwood Drive and runs back, [illegible] on the west line and 155.7 feet on the east line to a rear line of the rear on which it measures 2[illegible] feet.

Being the same property conveyed to Donald E. Doncho and wife, Barbara W. Doncho, by deed from William Thomas Brewington and wife, as of record in Book 3111, page 782, said Register's Office.

This conveyance is made subject to restrictions filed for record prior to February 1[illegible], 1960, in Book 1593, page 463, in Book 2115, page 356 [illegible] and for 1963 taxes.

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

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and for 1963 taxes which have been assumed by the Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the [illegible] day of March, 19[illegible]

Barbara W. Doncho

Donald E. Doncho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Donald E. Doncho and wife, Barbara W. Doncho, [illegible] 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, the 20th day of March, 19 63

My commission expires: [illegible], 1966

Notary Public

bs

WARRANTY DEED

From 53901

DONALD E. DONCHO and wife,

BARBARA W. DONCHO

To

C. ROGER JOYNES and wife,

MYRNA D. JOYNES

No CASH INVOLVED

(NO FED. STAMP REQUIRED)

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE
Received this 20 day of MAR 1963 at 12:48 P.M.
Note or Bond Amt. $ 10 Book 3530 Page 252
Recording Fee $2.00
Register By [illegible] Register
Deputy Reg.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

G 105