K 3649

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), Cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein take, assume and agree to pay the balance of a at Guaranty Mortgage Company of Nashville, the balance of which is $8,649.59, which the grantees herein do assume and agree to pay as a part of the purchase price for the premises hereinafter described, therefore,

We, Richard C. Joyce, et ux, Agnes Pauline G. Joyce

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cordell Roberts, et ux, Sylvia T. Roberts,

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:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Moss-Wood Subdivision of record in Book 2663, page 102, Register's Office for said County.

Said Lot No. 9 fronts 70 feet on the southerly side of James Avenue and runs back 125.7 feet on the west line and 130 feet on the east line to a dead line in the rear, measuring 46.9 feet thereon.

Being the same property as conveyed to Richard C. Joyce, et ux, Agnes Pauline G. Joyce, by deed, from N. H. Barker, et ux, Dorothy H. Barker, as of record in Book 2876, page 575, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

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.

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 whomsoever.

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 26th day of November, 1963

x Richard C Joyce

x Agnes Pauline G Joyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James H Dill, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard C. Joyce, et ux, Agnes Pauline G. Joyce

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 Madison, Tenn., Tennessee, this the 26th day of November, 1963

James H Dill

My Commission expires: Apr 26, 1966

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