BK 3678

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 - ($10.00) *-DOLLARS*
cash in hand paid by CLINTON E. WELCH AND WIFE, REBA C. WELCH, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, FRED A. JOYNER AND WIFE, BENNIE B. JOYNER,
have bargained and sold, and by these presents do transfer and convey unto the said CLINTON E. WELCH AND WIFE, REBA C. WELCH,
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. 130 on the Map of Section One, Joywood Heights, as of record in Book 1130, page 91, Register's Office of said County.

Said Lot No. 130 fronts 60 feet on the north side of Norton Avenue, and runs back between parallel lines, 150 feet to a dead line.

Subject property is improved with a one family residence and is known as 507 Norton Avenue, Nashville, Tennessee.

BEING the same property conveyed to FRED A. JOYNER AND WIFE, BENNIE B. JOYNER, by deed from Wilson W. Grant and wife, as of record in Book 2708, page 433, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 1373, page 98, as amended by an instrument recorded in Book 1518, page 183; and subject to conditions set out in plan of record in Book 1130, page 91, 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 CLINTON E. WELCH AND WIFE, REBA C. WELCH, their *heirs and assigns, forever.*

And we *do covenant with the said* CLINTON E. WELCH AND WIFE, REBA C. WELCH, *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 by taxes for the year 1964, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, FRED A. JOYNER AND WIFE, BENNIE B. JOYNER, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* CLINTON E. WELCH AND WIFE, REBA C. WELCH, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 6th *day of* February, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred A. Joyner
(Fred A. Joyner)

Bennie B. Joyner
(Bennie B. Joyner)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anne Abernathy, *a Notary Public in and for said County and State,* FRED A. JOYNER AND WIFE, BENNIE B. JOYNER,

*the within named 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* 6th *day of* February, 64

Anne Abernathy *Notary Public*

Commission Expires October 25, 1965

PG 63