WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of Ten and no/100 - DOLLARS ($ 10.00),

cash in hand paid by the Grantees herein and other good and valuable considerations the receipt of which is hereby acknowledged.

We Warren G. Joyner and wife Mildred L. Joyner do assume and agree to pay the unpaid balance of $7,700.00 of a note in the original amount of $11,100.00, with interest rate of 5¼% per annum, said principal and interest being payable in monthly installments.

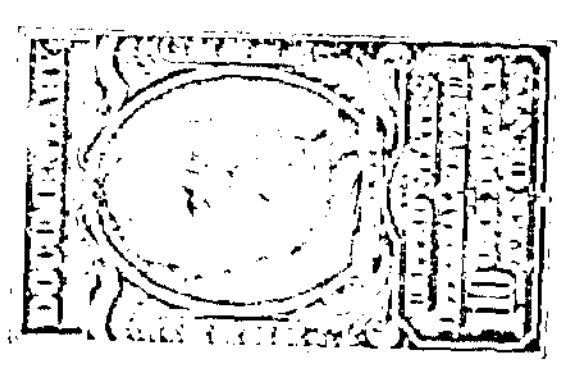
Leo J. Lebkuecher Jr. and wife Patricia B. Lebkuecher

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Warren G. Joyner and wife Mildred L. Joyner

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. 163 on the Plan of Elm Hill Acres, Section 4, as of record in book 2331, page 118, Register's Office for said County.
Said Lot no. 163 fronts 70 feet on the southeasterly side of Bismark Drive and runs back 243.3 feet on the northeasterly line and 250 feet on the southwesterly line, to a dead line in the rear, measuring 70.4 feet thereon.

Being the same real property conveyed to Leo J. Lebkuecher Jr., and wife Patricia B. Lebkuecher by deed from Mary Carrol Orme as of record in book 3399 page 207 said 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 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 28th day of July, 1964

Leo J. Lebkuecher Jr.
Patricia B. Lebkuecher

STATE OF TENNESSEE
COUNTY OF

Before me, Homer L. [illegible]nce, a Notary Public in and for the State and County aforesaid, personally appeared the within named Leo J. Lebkuecher Jr. and wife Patricia B. Lebkuecher

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, Tennessee,

this, the 28th day of July, 1964

My commission expires: Oct. 28, 1964

Notary Public

STATE OF_____

COUNTY OF_____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ____.

_____
Notary Public

My commission expires:

WARRANTY DEED

From
LEO J. LEBKUECHER JR. ET UX

To
WARREN G. JOYNER ET UX

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

DEP. REG. _____
RECORDING FEE 2.00
NOTE PAGE 798 107
JUL 29 2 25 PM '64
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

43802

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 29 1964

JUL 29 1964

STATE TAX $ 1.75
PROBATE .50
TOTAL $ 2.25

BOOK 3795 PAGE 450