BOOK 4215 PAGE 421 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,925.00

C. Roger Joynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 1968

Notary Public

MY COMMISSION EXPIRES: 2/3-69

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Roger Joynes (NAME)	Murphree Mortgage Company (NAME)	Map. 85-7
3114 Stafford Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 96
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	pwl

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELAINE C. TRAUGHBER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. ROGER JOYNES AND WIFE, MYRNA D. JOYNES

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 153 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Edgemount Drive at the corner of Lots 153 and 154; thence with the line between said lots, southerly 145 feet to a corner of Lot 152; thence with the line between Lots 152 and 153, southeasterly 99.82 feet to the westerly margin of Stafford Drive; thence with the margin of the same, northerly 147.19 feet to the beginning of a curve; thence around said curve, northwesterly 41.07 feet to the southerly margin of Edgemount Drive; thence with the margin of the same, westerly 116.26 feet to the point of beginning.

BEING the same property conveyed to Elaine C. Traughber by deed from Bruce A. Traughber of record in Book 3706, page 327, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust of record in Book 3137, page 601, Register's Office for Davidson County, Tennessee. It is understood and agreed that the escrow account will be transferred to the grantees.

This conveyance is made subject to the restrictions recorded in Book 3066, page 219 and to the easements and limitations shown on the map of record in Book 2900, pages 83 and 84.

Possession is to be given March 1, 1968.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of February, 1968

Elaine C. Traughber

Elaine C. Traughber

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named Elaine C. Traughber

the 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 office in Nashville, Tennessee, this 22nd day of February, 1968

Commission expires 1/13/69

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
ELAINE C. TRAUGHBER

TO
C. ROGER JOYNES ET UX

07419

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 28 2 32 PM '68

NOTE: BOOK 114 PAGE 340
RECORDING FEE $ 3.00
DEP. REG. B

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 33.54
PROBATE .50
TOTAL $ 34.04

FEB 28 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.