Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED BOOK 8063 PAGE 129

| ADDRESS NEW OWNER: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP/PARCEL |
|---|---|---|
| David B. Joyner, et ux<br>100 Hiller St.<br>Old Hickory, Tn. 37138 | NEW OWNER | Map 34-16<br>Parcel 8<br>4D 37670 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, including the assumption and payment of one certain Note dated December, 12th, 1987, executed by BOBBY PURCELL, secured by a Deed of Trust to D. J. Brewer, Trustee, of record in Book 7425, page 828, Register's Office for DAVIDSON County, Tennessee, to secure to Old Hickory Employees Credit Union the original principal amount of $39,700.00, which the GRANTEE herein assumes and agrees to pay and hold GRANTOR harmless from same, the receipt all of which is hereby acknowledged, I, BOBBY PURCELL, a single man, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto DAVID B. JOYNER and wife, JUDY CAROL JOYNER, hereinafter referred to as 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. 27 on the Plan of Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bobby Purcell by deed from Mary L. Purcell of record in Book 7425, Page 826, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

And, GRANTOR does covenant with the said GRANTEES, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. 1990 taxes, a lien but not yet due and payable, which have been prorated and will be paid in full by GRANTEE when become due and payable.

2. Those matters as they appear on the Plan of record in Book 3104, page 313, said Register's Office.

3. The Plan of record in Book 2854, page 114, said Register's Office, shows an owner's certificat and a 40-foot minimum building setback line from Hiller Drive and a 10-foot easement for public utility purposes along the rear and easterly lines of said lot; and a 2.5 x 30-foot utility anchor easement located onthe southeasterly corner of said lot.

4. Deed of Trust executed by Bobby Purcell to D. J. Brewer, Trustee, of record in Book 7425, page 828, Register's Office for Davidson County, Tennessee.

The GRANTOR represents and warrants that the prsent existing balance of the mortgage loan in favor of Old Hickory Employees Credit Union as evidenced by the Deed of Trust of record in Book 7425, Page 828, Register's Office for Davidson County, Tennessee, as hereinabove recited is $37,046.75.

And GRANTOR does further covenant and bind himself, his heirs and representatives to warrant and forever defend the title to the land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 12th day of March, 1990.

GRANTEES:

David B Joyner
DAVID B. JOYNER

Judy Carol Joyner
JUDY CAROL JOYNER

GRANTOR:

Bobby E Purcell
BOBBY PURCELL

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY PURCELL, a single man, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of March, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared DAVID B. JOYNER and wife, JUDY CAROL JOYNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office on this the 12th day of March, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 12/29/93

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $50,046.75.

David B Joyner
AFFIANT

Sworn to and subscribed before me, this the 12th day of March, 1990.

Kathy Burnett Hulett
NOTARY PUBLIC

My Commission Expires: 12/29/93

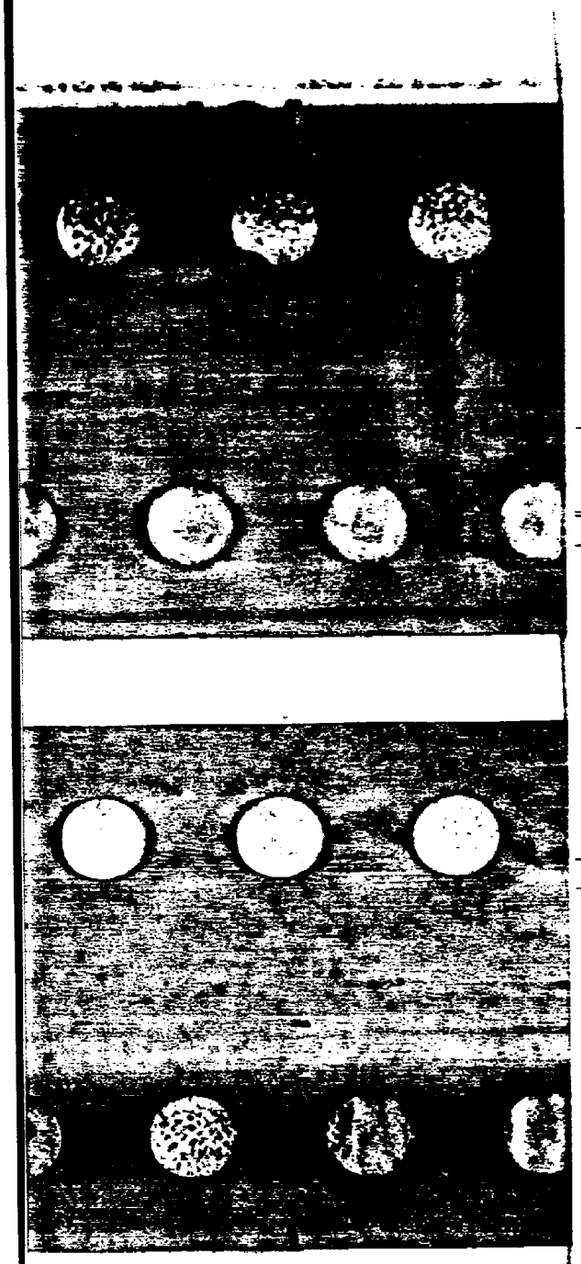
1769 03/13 0101 03CHECK 175.00

I U 2 2 2

IDENTIF. REFERENCE

MAR 13 9 04 AM '90

DAVIDSON COUNTY



**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8063 PAGE 132

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 50046.75
CON TX 165.00
PRFEE 1.00
WDEED 9.00
TOTAL 175.00
CHECK 175.00

03/13/90 01 09:02 0001 1769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1022

IDENTIF. REFERENCE

MAR 13 9 04 '90

DAVIDSON COUNTY

No. 300243