This Instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

WARRANTY DEED

BOOK 4654 PAGE 327

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tom S. Joy (NAME)	Same (NAME)	116-10
Royal Oaks Apartment (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	127
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

----------Ten and No/100 ($10.00)---------- *Dollars,*
and as further consideration, the Buyer, Tom S. Joy, does assume and agree to pay the balance due on a Note dated October 31, 1962, in the original amount of $16,100.00, more particularly described and set out in a Deed of Trust from James Peyton Lester and wife, Ann R. Lester to Franklin G. Clark, Trustee, of record in Book 3486, page 355 of the Register's Office of Davidson County, Tennessee,

I, Melanie Winningham

have this day bargained and sold, and do hereby transfer and convey unto the said Tom S. Joy

his ~~successors~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Map of Pleasant Valley, as of record in Book 1424, page 63, Register's Office for said County.

Said lot fronts 75 feet on the south side of Green Vale Drive, now Springbrook Drive, and runs back between lines 225.2 feet on the east line and 224 feet on the west line, to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Melanie Winningham by Final Decree of record in Book 4458, page 692, RODC, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500

Subscribed and sworn to before me, this the 9th day of Nov 1972

William F. Howard
Affiant

My commission expires: 5-4-75 (Affix Seal)

Nancy C. Walker
Notary Public

This is ~~unimproved~~ ( ) ~~improved~~ (X) property, known as 3402 Springbrook Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Tom S. Joy,

his ~~successors~~ *heirs and assigns forever.* I covenant that I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as stated above and for 1972 property taxes prorated date of deed and assumed by Purchaser.
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tom S. Joy

his ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness hand my this 9th *day of* November, 1972 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Melanie Winningham
MELANIE WINNINGHAM

BOOK 4654 PAGE 328

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melanie Winningham

the within named 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 Nashville, Tennessee, this 7th day of November, 19 72.

Monica Joy Bramblett
Notary Public

Commission expires June 24, 1974

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____
Notary Public

Commission expires _____

NOV-9 72 CONV 12,500.00
NOV-9 72 S'TAX A* 32.50
NOV-9 72 P&FEE A* .50
NOV-9 72 W'DEED A* 4.00 * 37.00

WARRANTY DEED

FROM

MELANIE WINNINGHAM

TO

TOM S. JOY

B 83538

IDENTIF. REFERENCE

Nov 9 4 48 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE