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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Russell T. Wingo Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 1976.

John W. Cobb
Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell T. Wingo, Jr. (NAME)	Allstate Enterprises Mtg. Corp. (NAME)	24W-4605
2220-30th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	627 South Manchaster Avenue (STREET ADDRESS)	104-14
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	77

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, William Owens Joyner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell T. Wingo, Jr. and wife, Deborah W. Wingo

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:

Land in Davidson County, Tennessee, being the southerly 25 feet of Lot No. 45 and the northerly 40 feet of Lots Nos. 51 and 52, on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, page 16, Register's Office for said County, and described as follows:

Beginning on the easterly margin of 30th Avenue, South, 25 feet north of the common corner of Lots 51 and 45; thence with the margin of said Avenue, southwardly 65 feet to a point; thence eastwardly and parallel with the south line of Lot No. 45, 140 feet to a point; thence northwardly 40 feet to the south line of Lot No. 45; thence with the south line of Lot 45, eastwardly 20 feet to the westerly margin of an alley; northwardly 25 feet to a point; thence westwardly and parallel with the south line of Lot 45, 182 feet, more or less, to the beginning.

Being the same property conveyed to William Owens Joyner by deed from Jacqueline Rooks Grissim, of record in Book 4840, page 697, Register's Office for Davidson County, Tennessee. The said William Owens Joyner and William Owen Joyner being one and the same person.

This is unimproved (X) improved ( ) property, known as 2220 - 30th AVenue, South (House Number) (Street) Nashville, Tennessee (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 19th day of May, 19 76

William Owen Joyner
William Owen Joyner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Owens Joyner, unmarried

the bargainor, 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 at Nashville, Tennessee, this 19th day of May 19 76.

Commission expires 3-8-80

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

William Owens Joyner, unmarried

TO

Russell T. Wingo, Jr. and wife, Deborah W. Wingo

D 50162

IDENTIF. REFERENCE

MAY 20 3 16 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAY 20 76	CONV	26.000.00			
MAY 20 76	S'TAX		B*	67.60	
MAY 20 76	PR'FEE		B*	.50	
MAY 20 76	W'DEED		B*	4.00	* 72.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

return to:
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219
Box 8