This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5027 PAGE 538

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Owen Joyner, et al (NAME)	Same (NAME)	Map 116-8
909 Estes Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 49
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.*

cash in hand paid by William Owen Joyner and Amy Dianne McClain and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, Richard H. Christenson and wife, Karen E. Christenson,

have this day bargained and sold, and do hereby transfer and convey unto the said William Owen Joyner and Amy Dianne McClain, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 77 on the Map of Clearview as of record in Book 843, page 8, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Estes Road, formerly Wilson Avenue 139 feet north of the northerly margin of Woodmont Circle or Kenner Avenue thence westerly parallel to the north margin of Woodmont Circle or Kenner Avenue, 185.5 feet to the easterly line of Lot No. 78; thence with the line of the same northerly 44 feet to the northeast corner of said Lot No. 78; thence with the north line of the same westerly 38 feet to the common corner of Lots Nos. 68 and 77 in the north line of Lot No. 78; thence with the line between Lots Nos. 68 and 77, northerly 58 feet to the common corner of Lots Nos. 76 and 77; thence with the line between said lots easterly 230 feet to the westerly margin of Wilson Avenue thence with the margin of Wilson Avenue, southerly 104 feet to the beginning.

Being the same property conveyed to Richard H. Christenson and wife, Karen E. Christenson, by deed from John B. Harper and wife, Juliet B. Harper, of record in Book 4724, page 530, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,000.00

Subscribed and sworn to before me, this the 25 day of May 19 76

Affiant William Owen Joyner

My commission expires: April 29, 1979 (Affix Seal)

Notary Public Hugh J Bradley

This is unimproved ( ) improved (X) property, known as 909 Estes Road (House Number) (Street) Nashville, Tennessee 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 William Owen Joyner and Amy Dianne McClain their *(successors), heirs and assigns forever.* We *covenant that* we are *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 for 1976 taxes which are prorated and assumed.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William Owen Joyner and Amy Dianne McClain their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 20th *day of* May, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Karen E. Christenson Richard H. Christenson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, HUGH J. BRADLEY, a Notary Public in and for said County and State, Richard H. Christenson and wife, Karen E. Christenson

the within named 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 Nashville Tennessee, this 20 day of May, 19 76

Commission expires April 29, 1979 Hugh J Bradley Notary Public

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.....

MAY 21 76	CONV	49,000.00			
MAY 21 76	S'TAX		B*	127.40	
MAY 21 76	PR'FEE		B*	.50	
MAY 21 76	W'DEED		B*	4.00	* 131.90

WARRANTY DEED

FROM
Richard H. Christenson, et ux

TO
William Owen Joyner, et al

D 50271

IDENTIF. REFERENCE

MAY 21 10 18 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631