FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500

James E. Joy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 1976.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Joy et ux (NAME)	Baker Mortgage Corporation (NAME)	12D 32145
3207 Wilmoth Court (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway N.E. (STREET ADDRESS)	Map 50-14
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Par 161

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, ALBERT JONES and wife, CAROLYN E. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. JOY and wife, MARSHA B. JOY

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 Lot No. 341 on the plan of Parkwood Estates, Section Two of record in Book 3300, page 5, Register's Office for said County.

SAID Lot No. 341 fronts 70 feet on the northwesterly margin of Wilmoth Court and extends back 121.6 feet on the northeasterly line and 132.3 feet on the southwesterly line to a broken line in the rear, measuring 104.7 feet thereon.

BEING the same property conveyed to the Grantors herein by deed from Donald A. Clark and wife, Joy E. Clark of record in Book 4655, page 296, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 3207 Wilmoth Court, Nashville, Tennessee
(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 our hand s this 31st day of December, 19 76

Albert Jones

Carolyn E. Jones

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 Albert Jones and wife Carolyn E. Jones

the bargainor S, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 19 78

Commission expires 9-8-79

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

D 8 4 0 4 2

WARRANTY DEED

FROM

Albert Jones and Carolyn E. Jones

TO

James F. Joy and Marsha B. Joy

IDENTIFICATION REFERENCE

JAN 5 4 00 PM '77

REGISTER
DAVIDSON CO. TENN.

JAN-5 77 CONV 31,500.00
JAN-5 77 S'TAX B* 81.90
JAN-5 77 R'FEE B* .50
JAN-5 77 W'DEED B* 4.00

row 1 box 8 pn

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

★ 86.40