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

BOOK 5107 PAGE 733

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert N. Joyner	SAME	MAP - 117 - 2
(NAME)	(NAME)	
2312 Springdale Drive		Parcel - 144
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	70A-22585
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 Robert N. Joyner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Norma L. Joyner Prim and husband, Kelly Prim

have this day bargained and sold, and do hereby transfer and convey unto the said Robert N. Joyner, his heirs and assigns, a one-half undivided interest in and to

certain real estate in Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 1 of Block 3 on the Plan of the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County, described as follows:
Beginning at a point on the southerly margin of Springdale Drive, 300 feet westerly from the westerly margin of 23rd Avenue, South, being the northwest corner of Lot No. 2 on said plan; thence southwardly, with the line between lots Nos. 1 and 2, 170 feet to the corner of Lots Nos. 2 & 9 on said plan thence northwestwardly, with the northerly boundary line of Lot No. 9, 140 feet to a point in the easterly margin of a 20-foot strip, being the northwest corner of said Lot No. 9; thence with the easterly margin of said 20-foot strip northwardly 154 feet to a point on the southerly margin of Springdale Drive; thence with the southerly margin of Springdale Drive, eastwardly 158 feet to the beginning.

Being the same property conveyed to Robert N. Joyner and wife, Norma L. Joyner, by deed from Mary Wyatt Allen and husband Tom-Chriss Allen, Jr., recorded in Book 2734, page 272, Register's Office for said County, the said Robert N. Joyner and Norma L. Joyner having since divorced.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage of record in Book 4058, page 571, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 1.00

Subscribed and sworn to before me, this the 19th day of January 19 77

Affiant Robert N Joyner

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ellen Wright

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 2312 Springdale 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 Robert N. Joyner, his *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert N. Joyner, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 19th *day of* January, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Norma L Joyner Prim

Kelly Prim

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Norma L. Joyner Prim and husband, Kelly Prim

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 19th day of January, 1977

Commission expires 4/21/80

Mary Emery
Notary Public

MARY EMERY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.....

JAN 20 77	CONV	18,000.00			
JAN 20 77	S'TAX		B*	46.80	
JAN 20 77	PR'FEE		B*	.50	
JAN 20 77	W'DEED		B*	4.00	* 51.30

230974

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Norma L. Joyner Prim et ux

TO
Robert N. Joyner

D 8 6 1 1 4

IDENTIF. REFERENCE

JAN 20 3 43 PH '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238