FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Myrna Delores Joynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 1977

Notary Public

MY COMMISSION EXPIRES: 2-3-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Roger Joynes, et ux (NAME)	New Owner (NAME)	Map 96-5
P.O. Box 2094 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 91
Nashville Tenn 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3D-17800

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, Elvin D. Sanford and wife, Louise C. Sanford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Roger Joynes and wife, Myrna Delores Joynes

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 the 3rd Civil District of Davidson County, Tennessee, described according to a survey by John D. McCormick dated October 11, 1976, as follows:

Beginning at an iron pin in the westerly margin of Donelson Pike, said beginning point being the present northeast corner of property conveyed to S. M. Bradley, Sr., et ux, in Book 1909, Page 391, Register's Office for Davidson County, Tennessee, and the southeast corner of the property herein described; thence North 83 degrees 25 minutes West 128.58 feet to an iron pin; thence North 2 degrees 30 minutes West 65.0 feet to an iron pin; thence South 83 degrees 25 minutes East 123.78 feet to an iron pin in the westerly margin of Donelson Pike; thence South 3 degrees 25 minutes West 65.08 feet to the point of beginning.

Being the same property conveyed to Elvin D. Sanford and wife, Louise C. Sanford, by deed from G. W. Kirkland and wife, Nancy Harville Kirkland of record in Book 3705, Page 319, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

This is unimproved ( ) improved ( ) property, known as 138 Donelson PIke (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 our hand s this 8th day of April, 19 77

Elvin D. Sanford

Louise C. Sanford

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 Elvin D. Sanford and wife, Louise C. Sanford

the 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 8th day of March 1977

Commission expires 8-3-80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, PR 12 5 CONV 20,000.00, a Notary Public within and for the State and County aforesaid, personally appeared PR 12 5 STAV * 52.00 and PR 12 5 PRFFE with whom I am personally acquainted and who upon (his oath) (their several oaths) PR 12 5 acknowledged (himself) (themselves) to be the 3* 4.00 * 56.50 and respectively of the the within named bargainor, a corporation, and that (he) as such and (they), 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
Elvin D. Sanford, et ux

TO
Charles Roger Joynes, et ux

D 98209

IDENTIF. REFERENCE

APR 12 8 43 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.