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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

William Robert Pupke and wife, Nancy Smith Pupke

TO

Charles L. Joynes and wife, Ruth Joynes

For draftsman's use

Prepared by and Return to:

Joel Riggs and Company
2319 Crestmoor Road
Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr and Mrs. Charles L. Joynes (NAME)	Fidelity Federal Savings & Loan (NAME)	104-10-95
308 Fairfax Ave., (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	26W7040
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

E16886

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUL 28 8 52 AM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 38,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July 1977

Notary Public

MY COMMISSION EXPIRES June 9, 1980

(AFFIX SEAL)

For and in Consideration of the sum of Ten Dollars &----------No/100

----------($10.00)---------- DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a note dated March 28, 1975 for $22,000.00 payable for Fidelity Federal Savings and Loan Association with interest as set out in said note, and said debt secured by a Deed of Trust of record in Book 4900 , page 226, Register's Office for Davidson County.

William Robert Pupke and wife, Nancy Smith Pupke have bargained and sold, and by these presents do transfer and convey unto the said Charles L. Joynes and wife, Ruth Joynes 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. 58 in the Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County.

Said Lot No. 58 fronts 60 feet on the north side of Fairfax Avenue and runs back between parallel lines 195 feet ot an alley.

Being the same property conveyed to William Robert Pupke and wife, Nancy Smith Pupke by deed from David S. Popkin and wife, Hae Yung Popkin, of record in Book 4900, page 224, Register's Office for Davidson County, Tennessee.

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This is {unimproved / improved (x)} property, known as 308 Fairfax Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles L. Joynes and wife, Ruth Joynes their heirs and assigns, forever.

And we do covenant with the said Charles L. Joynes and wife, Ruth Joynes 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.

And we, William Robert Pupke and wife, Nancy Smith Pupke do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles L. Joynes and wife, Ruth Joynes their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 26th day of July, 19 77

BY: William Robert Pupke
William Robert Pupke

BY: Nancy Smith Pupke
Nancy Smith Pupke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Robert Pupke and wife, Nancy Smith Pupke

the bargainors, with whom I am personally acquainted, and who acknowledged that we executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 26th day of July, 19 77

Joel Rugen, Notary Public.

Commission expires June 8, 1980

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 .

Witness my hand and seal, at office in , this day of , 19 .

JUL 28 CONV 38,500.00
JUL 28 TAX B* 100.10
JUL 28 RFEE B* .50
JUL 28 WDEED B* 4.00 * 104.60

, Notary Public.

Commission expires .