This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5345 PAGE 643

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gayron C. Poynor et ux	Mortgage Corporation of the South	Map 102-3
(NAME) 615 Continental Drive	(NAME) P. O. Box 1847	Parcel 56
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Birmingham, Alabama 35201	
(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 Gayron C. Poynor and wife, Betty J. Poynor and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Gayron C. Poynor and wife, Betty J. Poynor have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $38,500.00, secured by deed of trust of record in Book 5232, page 380, Register's Office for Davidson County, Tennessee,

We, Sadie E. Stanford and Nancy Elizabeth Akers

have this day bargained and sold, and do hereby transfer and convey unto the said Gayron C. Poynor and wife, Betty J. Poynor, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1224 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, Register's Office for said County.

Beginning at a point in the southwesterly margin of Continental Drive, common corner of Lots Nos. 1224 and 1225; thence with the line between said two lots, southwesterly 107.0 feet to a point; thence north 66 degrees 24 minutes west 111.91 feet to a point in the southeasterly margin of Annex Avenue; thence with said margin northeasterly 109.7 feet to a point; thence around a curve easterly 41.68 feet to a point in the southwesterly margin of Continental Drive; thence with said margin southeasterly 16.3 feet and continuing 75.24 feet to the point of beginning.

Being the same property conveyed to Windell J. Akers and Sadie E. Stanford by deed from Richard E. Bramble and wife, Glenna H. Bramble, of record in Book 5232, page 378, said Register's Office, the said Windell J. Akers conveyed his interest to Nancy Elizabeth Akers by quitclaim deed of record in Book 5342, page 65, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage, an overhang easement across the South portion of said lot, 30-foot minimum building set-back line from Annex Avenue and 25 feet from Continental Drive, and conditions of Owner's Certificate of record in Book 3600, pages 21 and 22, said Register's Office; and restrictive covenants of record in Book 3641, page 150, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,300.00

Subscribed and sworn to before me, this the 2nd day of Oct 19 78

Affiant Gayron C. Poynor

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

Notary Public Mary Ensley

This is unimproved ( ) improved (X) property, known as 615 Continental 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 Gayron C. Poynor and wife, Betty J. Poynor, 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 1978 taxes which are assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Gayron C. Poynor and wife, Betty J. Poynor, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 2nd day of October, 19 78 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sadie E. Stanford
Sadie E. Stanford

Nancy Elizabeth Akers
Nancy Elizabeth Akers

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Sadie E. Stanford and Nancy Elizabeth Akers

*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* 2nd *day of* Oct., *19*78.

Mary Ensey
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE 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 .....

OCT-3 78	CONV	46,300.00			
OCT-3 78	S'TAX		8*	120.38	
OCT-3 78	PR'FEE		8*	.50	
OCT-3 78	W'DEED		8*	4.00	* 124.88

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Sadie E. Stanford et al

TO
Gayron C. Poynor et ux

53.00

E 92069

IDENTIF. REFERENCE

Oct 3 12 50 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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