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

WARRANTY DEED

BOOK 5476 PAGE 300

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Winfred R. Caplinger	Guaranty Mortgage Company	117-2-144
(NAME)	(NAME)	
2312 Springdale Drive	P. O. Box 786	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Winfred R. Caplinger and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Robert N. Joyner and wife, Dorothy Marie Primm Joyner

have this day bargained and sold, and do hereby transfer and convey unto the said Winfred R. Caplinger

the Grantees herein, their (successors), heirs and assigns,
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, said Register's Office, described as follows:
Beginning at a point on the southerly margin of Sprindale 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 and 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. of record in Book 2734, page 272, Register's Office for said County, the said Robert N. Joyner and Norma L. Joyner having since divorced. Norma L. Joyner Prim, formerly Norma L. Joyner and husband, Kelly Prim conveyed her interest to Robert N. Joyner by deed of record in Book 5107, page 733, Register's Office for said County.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Robert N. Joyner et ux, of record in Book 4058, page 571, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,500.00

Subscribed and sworn to before me, this the 31st day of July 19 79

Affiant

My commission expires: 8-12-81 (Affix Seal)

Notary Public

This is improved (X) property, known as 2312 Springdale Drive, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 1979 taxes which are prorated and 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 31st *day of* July *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert N. Joyner

Robert N. Joyner

Dorothy Marie Primm Joyner

Dorothy Marie Primm Joyner

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5426 PAGE 301

Personally appeared before me, Doris E. Moore, *a Notary Public in and for said County and State,* Robert N. Joyner and wife, Dorothy Marie Primm Joyner

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* 31st *day of* July, *19* 79.

Doris E. Moore *Notary Public*

Commission expires 8-12-81

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 .....

WARRANTY DEED

FROM
Robert N. Joyner and wife, Dorothy Marie Prim Joyner
TO
Winfred R. Caplinger

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

F. 43959

IDENTIF. REFERENCE

AUG 3 11 05 AM

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

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5476 PAGE 302

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			62500.00- CO	
			162.50 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 169.00-	
1294	A	08/03/79	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4. 3 9 5. 9.

IDENTIF. REFERENCE

AUG 3 11 05 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701881