BOOK 5492 PAGE 162

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Frederick A. Joyner and wife, ~~Barbara G. Joyner~~ (NAME)	First Federal Savings & Loan Association	160-4
4 Manassas Court (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	#28
Brentwood, TN 37027 (CITY) (P. O ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	6DU-37250

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First Federal Savings and Loan Association, secured by a deed of trust of record in Book 5317, page 632, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

ROBERT J. CHIPKEVICH and wife, CARA B. CHIPKEVICH

have this day bargained and sold, and do hereby transfer and convey unto the said

FREDERICK A. JOYNER and wife, BARBARA G. JOYNER
their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Brentwood Hall, Section 6, of record in Book 2331, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 180 fronts 115 feet on the southerly side of Oakley Drive and extends back 170.4 feet on the easterly line to a dead line measuring 115 feet thereon.

Being the same property conveyed to Robert J. Chipkevich and wife, Cara B. Chipkevich, by deed from John H. Majors and wife, Marcia R. Majors, of record in Book 5317, page 630, 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 $52,430.00

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

Affiant

My commission expires: 2/23/81 (Affix Seal)

Notary Public

This is improved (X) Unimproved ( ) property, known as 483 Oakley 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

FREDERICK A. JOYNER and wife, BARBARA G. JOYNER
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; deed of trust in Bk.5317,p.632 plan of record in Bk.2331,p.20; restrictions in Bk.2198,p.3 & Bk.2393,p.339

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* FREDERICK A. JOYNER and wife, BARBARA G. JOYNER
their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 31st *day of* August, 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 J. Chipkevich

Cara B. Chipkevich

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, *a Notary Public in and for said County and State,* Robert J. Chipkevich and wife, Cara B. Chipkevich

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* August, *19* 79.

Gail Pigg
Notary Public

Commission expires 2/23/81

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE GAIL PIGG

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

TO

F 49676

IDENTIF. REFERENCE

SEP 4 9 10 AM '79

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			$2430.00- CO	
			136.24 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK 142.74-	
0640109/04/79			SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 49676

IDENTIF. REFERENCE

SEP 4 9 10 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 709021