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

WARRANTY DEED

BOOK 5730 PAGE 111

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frederick A. Joyner and wife, Barbara G. Joyner	Bankers Mortgage Corporation	133-15-71
(NAME)	(NAME)	
356 Foxglove Drive	P. O. Box F-20	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Florence, South Carolina 29503	
(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 Frederick A. Joyner and wife, Barbara G. Joyner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Ann S. Wallace

have this day bargained and sold, and do hereby transfer and convey unto the said Frederick A. Joyner and wife, Barbara G. Joyner *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Herbert Heights, Section 2, as of record in Book 3500, page 83, Register's Office for said County.

Said Lot No. 16 fronts 74 feet on the west side of Foxglove Drive and extends back 128.94 feet on the north line and 149 feet on the south line to a dead line measuring 76.67 feet thereon.

Being the same property conveyed to Ann S. Wallace by deed from Robert C. Smithson and Ann S. Wallace, heirs at law of Carl W. Smithson, Valeira Smithson, wife of the deceased Carl W. Smithson, and William H. Smithson and wife, Dorothy A. Smithson, of record in Book 5714, page 263, Register's Office for said County.

This conveyance is subject to the plan of record in Book 3500, page 83, Register's Office of Davidson County, Tennessee, which shows an Owner's Certificate, a 30-foot minimum building setback line from Foxglove Drive, an easement for public utility and drainage purposes and a utility anchor easement; and restrictive covenants of record in Book 3704, page 430, Register's Office for said County.

I, Charles T. Wallace, husband of Ann S. Wallace, do hereby join in the execution of this instrument in order to convey any marital rights I have in the property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00

Subscribed and sworn to before me, this the 3rd day of April, 19 81

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 356 Foxglove Drive, Nashville, Tennessee 37211
(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 1981 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 3rd *day of* April, 19 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ann S. Wallace
Ann S. Wallace

Charles T. Wallace
Charles T. Wallace

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Doris E. Moran for said County and State, Ann S. Wallace and husband, Charles T. Wallace a Notary Public in and 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 3rd day of April, 19 81

Commission expires 8-12-81 Doris E. Moran Notary Public

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.....

Commission expires ..... Notary Public

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

9004 04/07 115.70- CHECK

WARRANTY DEED

FROM

Ann S. Wallace

TO

Frederick A. Joyner and wife,
Barbara G. Joyner

G. 3. 6. 4 4. 3

IDENTIF. REFERENCE

APR 7 3 18 PM '81

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

RECEIVED OF _____

FOR _____

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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
			42000.00- CO	
			109.20 CO TX	
			.50 PRFE	
			6.00 WDED	
			CHECK 115.70-	
9004A04/07/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 4 4 3

IDENTIF. REFERENCE T

APR 7 3 18 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815546