Address New Owner as Follows: Send tax bills to: Map & Parcel

James C. Humphrey
2401 Alpine Ter
Nashville TN 37218

SAME

Map 69-16
Parcel 82
13DA-62505

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, Cleland E. Joyner hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said James C. Humphrey and wife, Bobby J. Humphrey, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of the Subdivision of A. T. Putman's 7-1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows:

Beginning on the southerly margin of Ashton Avenue at the northwest corner of the property conveyed to William J. Rigsby and wife, by deed from Ezra G. Allen and wife, of record in Book 3218, Page 565, said Register's Office, being the corner of Lots Nos. 3 and 4; thence with the line between said two lots South 32-1/2 degrees East 224.3 feet to the northerly line of the United States Government property; thence with said line westerly 70 feet; thence northerly 224.4 feet to the southerly margin of Ashton Avenue; thence with the same easterly 70 feet to the beginning.

Being the same property conveyed to Cleland E. Joyner and wife, Millie Mae Joyner, by deed from Charles Ray McClelland and wife, Lillian Anita McClelland, of record in Book 4049, Page 407, Register's Office for Davidson County, Tennessee. The said Millie Mae Joyner having since died.

Myrtle Ray Joyner, wife of Cleland E. Joyner, executes this instrument for the purpose of (i) acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to Cleland E. Joyner, and (ii) waiving and renouncing any dower, elective share or exemption rights provided for by law in the premises hereby conveyed.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James C. Humphrey and wife, Bobby J. Humphrey, their heirs and assigns forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 my hand on this the 30th day of March, 1988.

1 8 4 5 3

IDENTIFICATION REFERENCE

APR 5 8 02 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Cleland E. Joyner 1034 04/05 0101 03CHECK 108.70
Cleland E. Joyner

Myrtle Ray Joyner
Myrtle Ray Joyner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cleland E. Joyner and wife, Myrtle Ray Joyner, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 30th day of March, 1988.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,550.00.

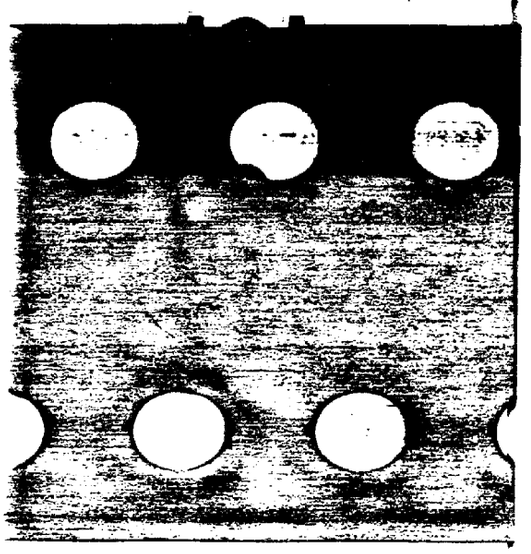
Bobby J. Humphreys
Affiant

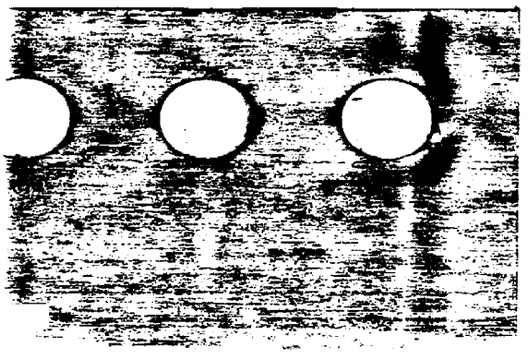
Subscribed and sworn to before me this the 30th day of March, 1988.

Tom D. Coleman
NOTARY PUBLIC

My commission expires: 4-17-1988

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7507 PAGE 906

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	36550.00
CON TX	102.20
PRFEE	0.50
MDEED	6.00
TOTAL	108.70
CHECK	108.70

04/05/88 01 07:05 0001 1034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18453

IDENTIFT REFERENCE

APR 5 8 02 AM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 77236