BOOK 7544 PAGE 927

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Judith E. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May, 1988.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Judith E. Baker (NAME)	Same (NAME)	Map 82-4
369 Binkley Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. No. 190 (Lot 66)
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	Par. No. 182 (Lot 74) 27W-22350 & 27W-22390

FOR AND IN CONSIDERATION OF THE SUM 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. Sarah Joyner, Lester E. Joyner, Rosa Joyner, Margaret Joyner Cunningham, Linda Sanchez and Senora G. Joyner, the only living heirs- at- law of Lester Joyner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith E. Baker

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

TRACT I - 877 W. Sharpe Avenue

BEING Lot No. 66 on the Plan of Thornby Place, of record in Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lester Joyner by deed from Ernest Cox, unmarried, of record in Book 4464, page 569, Register's Office for Davidson County, Tennessee.

TRACT II - 893 W. Sharpe Avenue

BEING Lot No. 74 on the Map of Thornby Place, of record in Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Lester Joyner by deed from Ina Williams Sexton and Rose Williams Word, the sole surviving heirs of Sarah Williams, wife of John Williams, both deceased, of record in Book 4610, page 547, Register's Office for Davidson County, Tennessee.

The said Lester Joyner having since died intestate and Sarah Joyner, Lester E. Joyner, Rosa Joyner, Margaret Joyner Cunningham, Linda L. Sanchez and Senora Joyner are the only living heirs-at-law.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee.

Taxes for 1988 have been pro-rated and assumed by Grantee(s).

Senora Joyner and Senora G. Joyner are one and the same person.

unimproved XX
This is improved ( ) property, known as 877 & 893 W. Sharpe Avenue Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whereever 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 hand this 27th day of April, 1988

Sarah Joyner 4/25/88 — Lester E. Joyner 4/25/88 — Rosa Joyner 4/25/88 — Margaret Joyner Cunningham 4/25/88

Linda Sanchez — Senora G. Joyner

STATE OF TENNESSEE }
Shelby COUNTY }

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Personally appeared before me, Senora G. Joyner and Linda Sanchez
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand, at office, this 23 day of April 19 88.

My Commission Expires 9/1/90

Carolyn McMurray
Notary Public

STATE OF TENNESSEE }
_____ COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

(AFFIX SEAL)

6 REFERENCE PM '88 REGISTER

WARRANTY DEED 3 0 7.8

FROM
Heirs at law of Lester Joyner

IDENTIFICATION

TO
Judith E. Baker

MAY 16 | 28

FELIX Z WILSON II
DAVIDSON COUNTY

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

STATE OF TENNESSEE
Davidson County

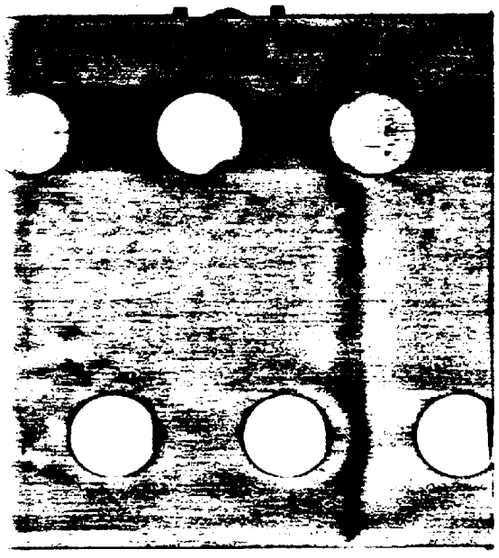
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Joyner, Lester E. Joyner, Rosa Joyner, Margaret Joyner Cunningham, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained. Witness my hand and offical seal at Nashville, Tennessee, this 25th day of April 1988.

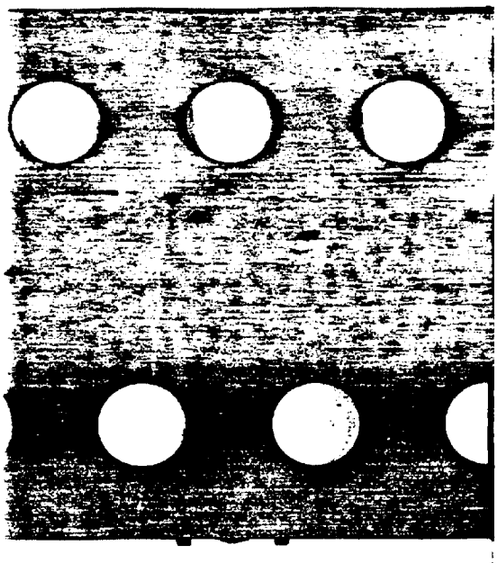
Commission expires 3/3/92

Notary Public

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 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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30786

IDENTIFICATION REFERENCE

MAY 16 1 28 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91628