BOOK 8318 PAGE 470

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (jcb) (Title No: 30703)

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 27,500.00

Onechanh Inxaysy
Affiant

Sworn and subscribed before me this 28th day of March, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:	**MORTGAGEE:**	**MAP-PARCEL NUMBERS**
Onechanh Inxaysy	First American National Bank	061-10-157
908 Virginia Avenue	First American Center	15DZ 04555
Nashville, TN 37216	Nashville, TN 37237	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles L. Joynes and spouse, Ruth R. Joynes,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Onechanh Inxaysy and spouse, Deborah F. Scalf Inxaysy,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 27 on the plan of Maplewood Manor, of record in Book 547, Page 102, Register's Office for said County.

SAID part of Lot No. 27 fronts 50 feet on the southerly margin of Virginia Avenue and extends back 274.2 feet on the easterly line and 274.2 feet (deed) and 275.9 feet (plat) on the westerly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Charles L. Joynes and Cecil J. Campbell, by deed from C. Roger Joynes and wife, Myrna D. Joynes, of record in Book 3977, Page 625, said Register's Office. Cecil J. Campbell subsequently conveyed his 1/2 interest in the subject property to Charles L. Joynes by deed of record in Book 4296, Page 790, said Register's Office.

Description Reference: Described according to Mortgage Loan Inspection by John B. Kohl, III, Tennessee Surveyor license no. 100, 400 7th Avenue South, Nashville, TN 37203, File/Job no.87985-0-181, Dated March 21, 1991.

02774

IDENTIF. TREFERENCE

MAR 29 1 39 PM '91

FELIX Z. WILKINS, JR. REGISTER DAVIDSON COUNTY TN.

7771 03/29 0101 03CHECK 97.75

This is improved property, known as: 908 Virginia Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 1991.

Charles L. Joynes

Ruth R. Joynes

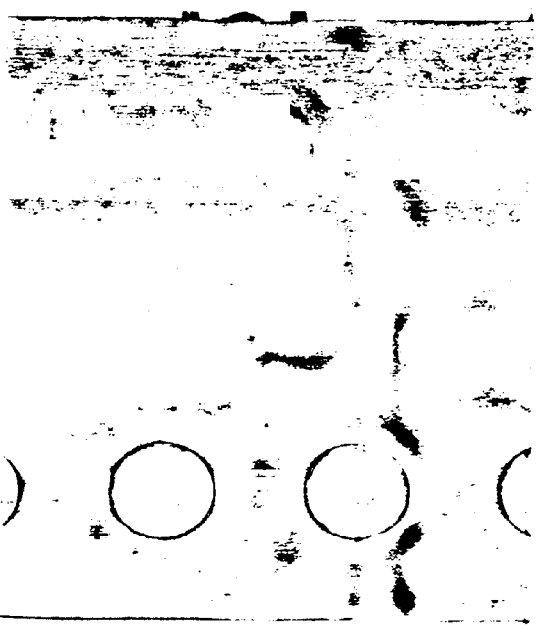
State of Tennessee
County of Davidson

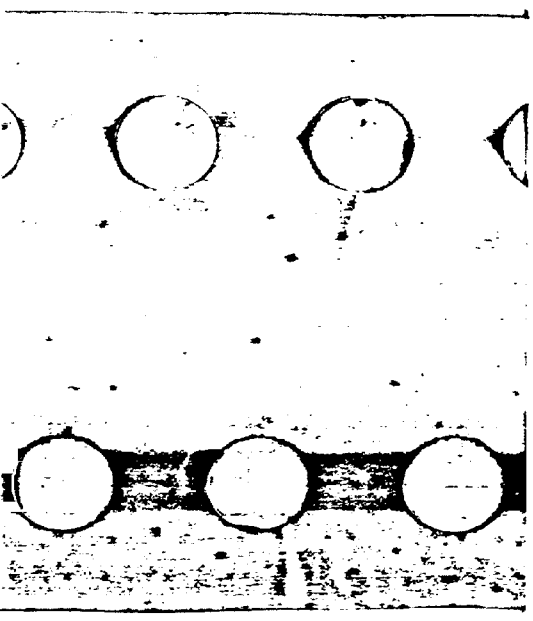
On this 28th day of March, 1991, before me the undersigned authority, personally appeared Charles L. Joynes and Ruth R. Joynes, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 27500.00
CON TX 90.75
PRFEE 1.00
WDEED 6.00
TOTAL 97.75
CHECK 97.75

03/29/91 01 13:41 0001 7771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02774

IDENTIF. TREFERENCE

MAR 29 | 39 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408493