[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Sherri A. Joyner	First Tennessee Bank National Association	MAP and PARCEL
[213 Wheeler Avenue	Attn: Tax Dept.	133-06-0-188.00
[Nashville, TN 37211	P.O. Box 1000, Dept. 47	
	Memphis, TN 38148	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 8996 PAGE 272

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Dwayne S. Hicks and Cynthia T. Hicks, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Sherri A. Joyner, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING the easterly 17.5 feet of the northerly 200 feet of Lot No. 64 on the Plan of J.G. Grissim's Wheeler Avenue Addition, not of record, and part of the 20 acre tract immediately east of same, described together as follows:

BEGINNING on the southerly margin of Wheeler Avenue at the northwest corner of the Freed Land; thence with said Freed's westerly line south 2 degrees 21' west, 200 feet; thence westwardly 90 feet; thence northwardly 200 feet to the southerly margin of Wheeler Avenue; thence with said Avenue, eastwardly 90 feet to the beginning.

Being the same property conveyed to Dwayne S. Hicks and wife, Cynthia T. Hicks by deed from Allie Jackson Street appearing of record in Book 5318, Page 96, of the Register's Office of Davidson County, Tennessee.

This is property with a common address of 213 Wheeler Avenue, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Any and all easements, restrictions, etc. of record applying to the within described property.

3062 06/29 0101 03CHECK 242.10

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $63,000.00
[
[Affiant
[Subscribed and sworn before me this 25th day of June, 1993.
[
[My Commission Expires: 7-23-94 Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **June, 1993**.

Dwayne S. Hicks

Cynthia T. Hicks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Dwayne S. Hicks and Cynthia T. Hicks, husband and wife** , with whom I am personally acquainted, or who 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 at **Nashville,**, Tennessee, this **25th** day of **June, 1993**.

Cindy J. Smith

Notary Public
My Commission Expires: 7-23-96

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **25th** day of **June, 1993.**

_____

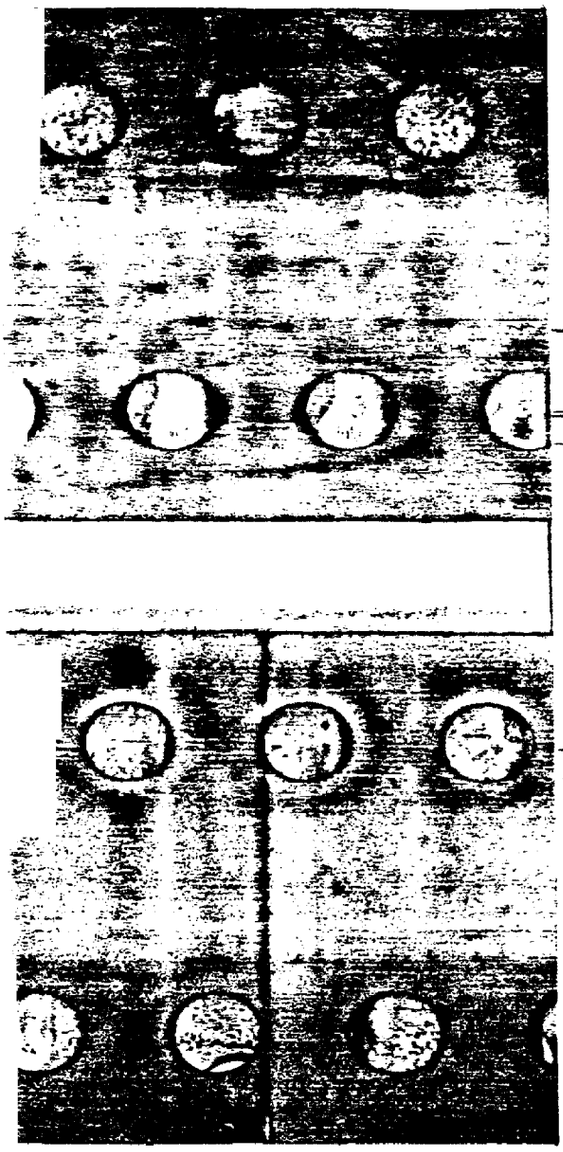
Notary Public
My Commission Expires:

35347
IDENTIF. ↑ REFERENCE

File No. 9306-248

93 JUN 29 AM 8:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8996 PAGE 274

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

CAMT 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK 242.10

06/29/93 01 08:34 0001 3062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35347
IDENTIF. ↑ REFERENCE

93 JUN 29 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 668256