0199911

BOOK 10103 PG 634 IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 JUL -3 AM 10:52

REGISTER

W & I Ref: (jh) Title No: 37896
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Randal Lee Brewer Julie Kay Foriest 730 Albar Drive Nashville, TN 37221	North American Mortgage Co. 4301 Hillsboro Road, Ste. 328 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 142-06-C-006

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 **Robert Joyner, Jr., unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randal Lee Brewer and Julie Kay Foriest, as joint tenants with right of survivorship,** 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:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 59-B of Doral Country Villa Section Four, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 5050, page 61, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Robert Joyner, Jr. et us, Sylvia Joyner and Kelly Prim, et ux Norma Prim by deed from Barry Construction Company, a Tennessee Corporation of record in Book 5163, page 705, Register's Office for said County. Kelly Prim has since died leaving his interest in said property to Norma Prim as surviving tenant by the entirety. Norma Prim has since died, testate and unmarried, and by will of record in Will Book 190, page 695, Probate Court Clerk's Office for Davidson County, Tennessee Norma Prim's interest in said property was devised to Robert Joyner, Jr.. Sylvia Joyner has conveyed her interest in said property to Robert Joyner, Jr. by quitclaim deed of record simultaneously herewith.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5157, Page 252 and amended in Book 5157, page 254, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

By reason of scrivener's error, the deed from Teresa Joyner (Ramsey) to Robert N. Joyner, Jr., of record in Book 8471, Page 641; and the deed from Sylvia Lawson (Joyner) to Robert N. Joyner, Jr., and wife Teresa Joyner and Norma Prim of record in Book 7817, Page 614; and the deed from Norma Prim to Robert N. Joyner, Jr., of record in Book 8471, Page 643, referred to the subject property as Lot 58-B instead of Lot 59-B, which is the correct designation. The first deed in this chain of errors (Book 7817, Page 614) contained in its derivation clause the statement of intent to convey the same property conveyed by Barry Construction Company to Robert Joyner, Jr., et

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel M. Stewart**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert Joyner, Jr.**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of June, 1996.

Notary Public

My Commission Expires:_____

PERCY W. KING JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

EXHIBIT "A"
To
WARRANTY DEED

FROM: Robert Joyner, Jr.

TO: Randal Lee Brewer and Julie Kay Foriest

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Daniel M. Stewart, Affiant

Sworn to and subscribed before me this

28th day of June, 1996.

Notary Public

My Commission Expires:_____

PERCY W. KING JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

ux Sylvia Joyner, and Kelly Prim, et ux Norma Prim in Book 5163, Page 705, which instrument described Lot 59-B. Official tax records have correctly shown the property of these owners as lot 59-B; and the title to Lot 58-B has been vested in William Reed Hooe, Jr., and wife, Connie R. Hooe, since November 8, 1993 by deed of record in Book 6173, Page 525.

This instrument is executed on behalf of Robert Joyner, Jr. by Daniel M. Stewart as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 730 Albar Drive, Nashville, TN 37221

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 June, 1996.

Robert Joyner, Jr. By: Daniel M. Stewart, Atty-In-Fact

State of Tennessee
County of Davidson

On this 28th day of June, 1996, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

_____
Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 85500.00

Randal Lee Brewer
Affiant

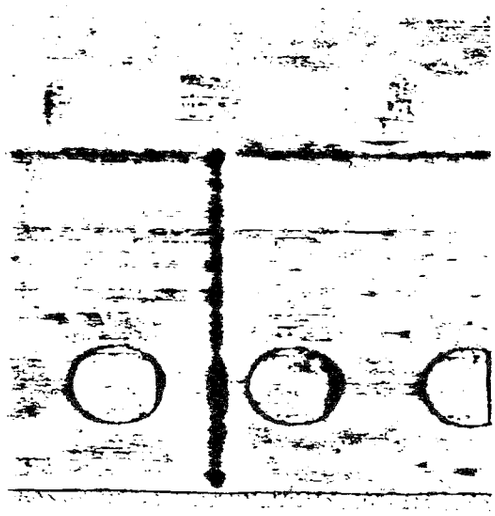
Sworn and subscribed before me on the 28th day of June, 1996.

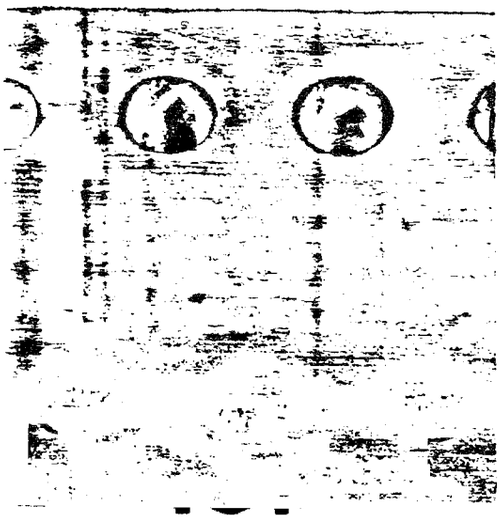
Notary Public

My Commission Expires: _____

PERCY KIRKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

333.35





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10109 PG 638

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
				DAMT 85500.00
				DDN TX 316.35
				PRFEE 1.00
				MDEED 16.00
				TOTAL 333.35
				CHECK 333.35
			07/03/96 01	10:54 0001 1223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199911 IDENTIFICATION REFERENCE

96 JUL -3 AM 10:5[illegible] RECEIVED FOR RECORD

[illegible] DAVIDSON COUNTY, TN

No. 1058953