RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35974)

BOOK 10634 PG 570

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY W. SYDNOR and wife, KRISTIN M. SYDNOR**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto THOMAS W. JOYNER and wife, ROBIN M. JOYNER hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the 1st Civil District of **Davidson County, Tennessee**, described as follows, to-wit:

BEING Lot No. 3 on the Final Plat of the Poplar Creek Estates, Phase III, Section "A" Subdivision, of record in Book 7900, page 696, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal decsription.

BEING the same property conveyed to Gary W. Sydnor and wife, Kristin M. Sydnor by deed from Poplar Creek Development Co., of record in Book 9689, page 612, said Register's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions of record in Book 6662, page 433, amended in Book 6987, page 966, supplemented in Book 7270, page 33 and annexation in Book 9472, page 824; and all matters as shown on the recorded plat.

97 OCT -3 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0355708
IDENTIF. & REFERENCE

This is improved property known as: **7148 Forest Oak Drive, Nashville, TN 37221**

TO HAVE AND TO HOLD the same 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 and 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. Wherever 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 hands this 26 day of August, 1997

Gary W. Sydnor

Gary W. Sydnor

Kristin M. Sydnor

Kristin M. Sydnor

BOOK 10634 PG 571

STATE OF Tennessee

COUNTY OF Rutherford

On this 26 day of August, 1997, before me personally appeared Gary W. Sydnor, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Wanda L. Barrett
NOTARY PUBLIC

My Commission Expires:
10/12/98

STATE OF Tennessee

COUNTY OF Rutherford

On this 26 day of August, 1997, before me personally appeared Kristin M. Sydnor, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Wanda L. Barrett
NOTARY PUBLIC

My Commission Expires:
10/12/98

* *

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 173,500.00.

Thomas W. Joyner
Affiant

Subscribed and sworn to before me this 26th day of September, 1997.

Alan D. Mazer
Notary Public

My Commission Expires: 7/25/98

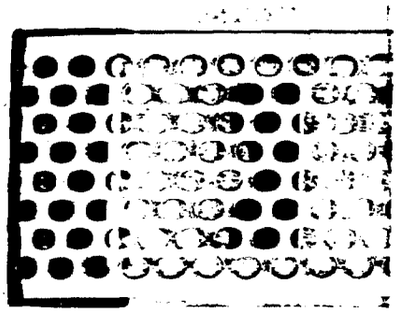
* *

ADDRESS NEW OWNER(S):
Thomas W. Joyner
7148 Forrest Oaks Drive
Nashville, TN 37221

SEND TAX BILL TO:
PNC MORTGAGE CORP. OF AMERICA
75 NORTH FAIRWAY DRIVE
VERNON HILLS, ILLINOIS 60061

MAP-PARCEL:
Map: 094-07
Group: A
Parcel: 1

97 10403 0101 03CHECK 650.25



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 10634 PG 572

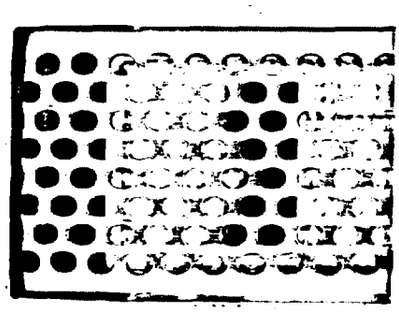
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
173500.00
CON TX 641.95
PRFEE 1.00
WDEED 8.00
TOTAL 650.95
CHECK 650.95

10/03/97 01 15:10 0001 6316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0355708
IDENTIF. ↑ REFERENCE

97 OCT -3 PM 3:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1205657