Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 10807 PG 702

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP:** 92-02
Paul W. Harper, et ux.	Midland Mortgage Co.	Parcel 136
714 Ringgold Drive	P.O. Box 26648	11W 01970
Nashville, TN 37207	Oklahoma City, OK 73126	

WARRANTY DEED

FOR AND IN CONSIDERATION **OF THE SUM OF THIRTY SEVEN THOUSAND SEVEN HUNDRED ($37,700.00) DOLLARS,** I, **JOHN W. JOYNER,** a single individual, GRANTOR, have bargained and sold, and by these presents do transfer and convey all my rights, title and interest unto **PAUL W. HARPER and wife, THELMA M. HARPER,** GRANTEES herein, their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

> **BEING** Lot No. 8 in Dr. O.H. Menees Subdivision of Lot 32, 33, and 34 in M. McNairy's Plan of said subdivision being of record in Book 57, Page 89, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 8 fronts 50 feet on the Northerly side of Heffernan Street, and extends back between parallel lines 170 feet to an alley.
>
> **BEING** the same property conveyed to John W. Joyner by deed from John W. Joyner and Sabita Sugrim, of record in Book 10619, Page 568, Register's Office for Davidson County, Tennessee, corrected and re-recorded in Book 10807, Page 689, Register's Office for Davidson County, Tennessee.
>
> **THIS** conveyance is subject to and by assumption of a mortgage evidenced by Deed of Trust of record in Book 7435, Page 267, Register's Office for Davidson County, Tennessee, with an approximate principal loan balance in the $33,219.38 which is presently serviced by Midland Mortgage Co.

This is improved property known as 2702 Meharry Boulevard, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, sucessors and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And he does further covenant and bind himself, his heirs, and representatives to warrant and

forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 20 day of February, 1998.

JOHN W. JOYNER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, on this 20th day of February, 1998, **JOHN W. JOYNER,** bargainor, 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.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, on this 20th day of February, 1998.

NOTARY PUBLIC My Commission Expires: 09/29/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

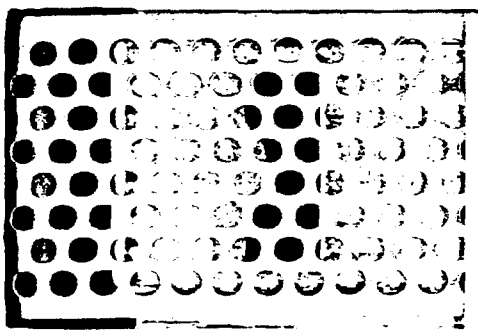
The actual consideration for this transfer or value of property (whichever is greater) is THIRTY SEVEN THOUSAND SEVEN HUNDRED ($37,700.00) DOLLARS. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

SWORN to and **SUBSCRIBED** before me this 20th day of February, 1998.

NOTARY PUBLIC My Commission Expires: 09/29/01

254 02/24 01:01 CHECK
PICK-UP
98 FEB 24 PM 2:43
04043 03



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10807 PG 704

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

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

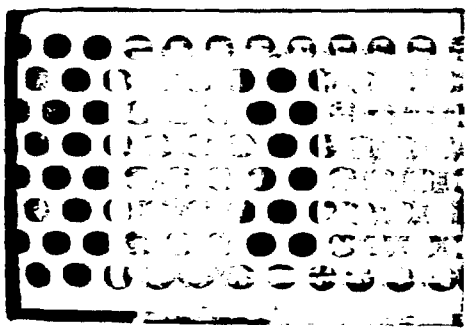
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT 27700.00
CON TX 137.74
PRFEE 1.00
MSEED 8.00
TOTAL 146.74
CHECK 146.74

02/24/98 01 14:42 0001 7254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0404303

RECEIVED FOR RECORD
98 FEB 24 PM 2:44
BY _____

No. 1257730