FOR RECORDING PURPOSES

LTIC File No.31833

File in Box No. 19 B

BOOK 10829 PG 99

STATE OF TENNESSEE
COUNTY OF Davidson

#98-2-83-B

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $ 134,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: February 27, 1998

NOTARY PUBLIC

COMMISSION EXPIRES: 7/24/98

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:

Lawyers Title Insurance Corporation

424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
DAMON B. JOYNER 505 Champions Drive Nashville, TN 37211	FIRST AMERICAN NATIONAL BANK FIRST AMERICAN CENTER NASHVILLE, TN 37237	172-8B-81

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Craftsman Homebuilders, L.L.C.**

HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, DAMON B. JOYNER AND ELIZABETH JOYNER, HUSBAND AND WIFE

HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 81, on the Plan of Bridle Downs, Phase II, as shown on plat of record in Plat Book 7900, page 241, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING a portion of the same property conveyed to Craftsman Homebuilders, L.L.C., by Deed of Record in Book 9711, page 366, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Bridle Downs, of record in Book 7448, Page 772, and as amended in Book 8814, Page 631, in Book 9818, Page 68, and in Book 9873, Page 497, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

98 MAR -9 PM 1:33

0409701

IDENTIF. & REFERENCE

THIS IS (XX) IMPROVED () UNIMPROVED PROPERTY KNOWN AS: 505 Champions Court
Nashville, Tennessee 37211

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 outselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: February 27, 1998

Craftsman Homebuilders, L.L.C.

By: Pat Ruby Chief Manager

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NOTARY ACKNOWLEDGEMENT

{Limited Liability Company Acknowledgement}

STATE OF Tennesse
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, persoanlly appeared PAT RICHEY with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Chief Manager of Craftsman Homebuilders, L.L.C., a limited liability company, and that as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said limited liability company.

Witness my hand and official seal at office at , Tennesse on this date of February 27, 1998.

Commission Expires: July 24, 1999

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

FURNISHED BY:

Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

2952 03/09 0101 03CHECK 504.80

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

RECEIVED OF _____

FOR _____

BOOK 10829 PG 101

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		
		134000.00		
		CON TX	495.80	
		PRFEE	1.00	
		WDEED	8.00	
		TOTAL	504.80	
		CHECK	504.80	

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 2952

0409701
IDENTIF. & REFERENCE

98 MAR -9 PM 1:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1263353