RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

Instr:20000511004774 9 Page: 1 OF 2
REC'D FOR REC 05/11/2000 12:18:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $388.50

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Clifford E. Joyner
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 9th day of May, 2000.

Mitchell A. Watts
Notary Public
My commission expires: 9-29-01

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Clifford E. Joyner	SAME	Map 117-8
3001 Oakland Avenue		Par. 49.00
Nashville TN 37212-6007		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julius C. Strange and wife, Lorie J. Strange, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Clifford E. Joyner and wife, Niclole T. Joyner, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

BEING the easterly or rear part of Lot No. 17 on the Map of Belmont Terrace Re-Subdivision Annex No. 1, of record in Book 421, page 182, Register's Office for Davidson County, Tennessee, and described according to a survey made by Hickerson-Miller, Enngineers, Surveyors, May 3, 1955, as follows:

BEGINNING at the northeast corner of said lot in the southerly margin of an alley; thence westerly crossing what is proposed to be the west margin of Oakland Avenue at 25.0 feet, a total distance of 150.0 feet to a point; thence south 7 degrees 45 minutes west 63.0 feet to an iron pin; thence south 73 degrees east 150.0 feet to the common easterly corner of Lots 17 and 18; thence along the easterly line of Lot 17, northerly 75.0 feet, more or less, to the point of beginning.

INCLUDED herein but EXCLUDED herefrom is that portion of the premises included with the right-of-way of the proposed Oakland Avenue described according to a survey by Hickerson-Miller, Surveyors, October 8, 1957, as follows:

BEGINNING at the common rear corner of Lots Nos. 17 and 18 on the above described plan; thence westerly along the line between said Lots ,25.0 feet; thence northerly 74.3 feet to an iron pin in the northerly margin of Lot No. 17, being the southerly margin of an alley; thence south 78 degrees 30 minutes east along said alley, 25.0 feet to a point; thence southerly along the easeterly line of Lot No. 17 of said Plan 75.0 feet to the point of beginning.

Being the same property conveyed to Julius C. Strange and wife, Lorie J. Strance by deed from Loula A. Peavey of record in Book 4418, page 367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3001 Oakland Avenue, Nashville, TN 37212-6007

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9th day of May, 2000.

Julius C. Strange by Valerie Green his attorney-in-fact
Julius C. Strange by Valerie Green
his attorney-in-fact

Lorie J. Strange by Valerie Green her attorney-in-fact
Lorie J. Strange by Valerie Green
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of May, 2000, before me personally appeared Valerie Green, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Julius C. Strange and wife, Lorie J. Strange,** and acknowledged that she executed the same as the free act and deed of the said Julius C. Strange and Lorie J. Strange.

Witness my hand in Brentwood, TN, this 9th day of May, 2000.

B T Hodge
Notary Public

My Commission expires

