PICK-UP

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

Davidson County DEEDQC
Recvd: 01/02/01 10:26 3pgs
Fees:14.00 Taxes:0.00
20010102-0000242

QUITCLAIM DEED

Grantor: **Leon S. Joyner**

Grantee: **Suellen M. Joyner**

Address of New Owner:
Leon S. Joyner
1026 Waller Road
Brentwood, TN 37027

Send tax Bills To:
Same
Map and Parcel No. (s):
162-9A; 23

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Affidavit of Consideration

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $____-0-____.

Suellen M. Joyner
Affiant

Subscribed and sworn to before me, this the 29thy day of December, 2000.

Notary Public
My Commission Expires October 25, 2003.

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Leon S. Joyner** ("Grantor") does hereby quitclaim and convey unto his wife, **Suellen M. Joyner** ("Grantee"), a twenty percent (20%) undivided interest in and to the land with improvements thereon described in the attached Exhibit A (the "Property"), and as the result of this conveyance the parties shall hereafter hold the Property as tenants in common with **Leon S. Joyner** and **Suellen M. Joyner** holding 80% and 20% undivided interests therein, respectively.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property including those listed on Exhibit A.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 29th day of December, 2000.

Leon S. Joyner

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Leon S. Joyner**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of December, 2000.

Notary Public

My Commission Expires October 25, 2003.

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Town House No. 23 in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for said county, to which reference is here made.

This is improved property known as Townhouse #23, Hickory Valley Condominiums, Nashville, Tennessee 37211.

Being the same property conveyed to Leon Stephens Joyner and wife, Susan Teas Joyner, from Harold M. Hicks, Jr. and wife, Patricia Kate Hicks, by deed of record in Book 4765, page 243, Register's Office for Davidson County, Tennessee. And a second deed was thereafter executed by the said Harold M. Hicks, Jr. and wife, Patricia Kate Hicks, purporting to convey such property to Leon Stephens Joyner and wife, Susan Teas Joyner, of record in Book 4782, page 584, said Register's Office. And being the same property conveyed to Leon S. Joyner from Susan T. Joyner Blankenship by quitclaim deed of record as Instrument Number 20001215-0123554, Register's Office of Davidson County, Tennessee, pursuant to the Settlement Agreement contained in the Final Decree by which Susan Carolyn Teas Joyner was granted an absolute divorce from the Leon Stephens Joyner on February 12, 1979, in connection with Joyner v. Joyner, Civil Action No. 93675 in Third Circuit Court for Davidson County, Tennessee. Susan T. Joyner Blankenship, Susan Carolyn Teas Joyner and Susan Teas Joyner are one and the same person. Leon S. Joyner and Leon Stephens Joyner are one and the same person.

The legal description above was taken from the deed by which the Property was conveyed to Grantor. The Property was not surveyed at the time of this conveyance and no title search was performed.

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