WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 27th DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE

(AFFIX SEAL)

J. DARLENE THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services	1100 Kermit Dr Ste 204	Nashville, TN 37217
NAME		ADDRESS

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren L. Robertson (NAME)	SAME (NAME)	92-02-174.00
1725 Dr. D.B. Todd, Jr. Blvd. (STREET ADDRESS/ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37208 (CITY/STATE/ZIP)	(CITY/STATE/ZIP)	

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

John W. Joyner, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren L. Robertson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 49 of Block 4 on the Map of Heffernan Place, of record in Book 161 at page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to John W. Joyner, by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated September 10, 1990, recorded October 18, 1990, of record in Book 8219, page 157, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/28/03 11:33 2pgs
Fees:13.00 Taxes:159.10

20030128-0011504

This is unimproved ( )
improved (X) property, known as 2710 Alameda Street (House Number/Street) Nashville (City/Town) TN (State) 37208 (Postal Code)

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 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, 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 my hand this 27th day of January, 2003.

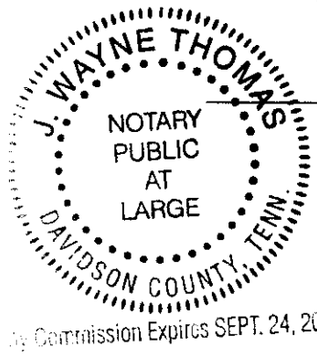
John W. Joyner

JOHN W. JOYNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named **John W. Joyner** an unmarried person, the bargainor(s), 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**, **TN**, this 27th day of January, 2003.



Notary Public

Commission Expires: