Box 17

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *main@wilkinsandivey.com*

W & I Ref: _____ Title No: 46970

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/11/04 12:03 2pgs
Fees:13.00 Taxes:639.73
20040611-0069409

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amy Robin Brown Steven W. Poe 304 Lynn Drive Nashville, Tennessee 37211	SunTrust Mortgage, Inc. 201 Fourth Avenue North 7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 142-02-007

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth E. Joyner and spouse, Laura R. Joyner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amy Robin Brown , unmarried and Steven W. Poe , unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 355 on the Plan of Caldwell Hall, Sec. 3 of record in Book 2900, page 131, Register's Office for said County.

Said Lot No. 355 fronts 88.4 feet on the northerly margin of Lynn Drive and extends back 155.1 feet on the easterly lines and 154.8 feet on the westerly line to a dead line in the rear, measuring 84.1 feet thereon.

Title to the land hereinafter described is vested in Kenneth E. Joyner and wife, Laura R. Joyner by deed from Robert A. Orr and wife, Helen F. Orr.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Page 131, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lynn Drive and a 10 foot easement for public utility purposes along the rear line(s).

This is improved property, known as: 304 Lynn Drive, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of June, 2004 .

Kenneth E. Joyner

Laura R. Joyner

State of TENNESSEE
County of WILLIAMSON

On this 10th day of June, 2004 , before me the undersigned authority, personally appeared **Kenneth E. Joyner and Laura R. Joyner**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
My Commission Expires MAY 29, 2005
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $172,900.00

Affiant

Sworn and subscribed before me this 10th day of June, 2004

Notary Public

My Commission Expires: 11/26/05 LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.