WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-CTX-06-0713

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy J. Mays	CTX Mortgage Company, LLC	
713 Garrison Drive	(NAME) 3100 McKinnon, Corp. Closing 2nd Floor	59-10-309
(ADDRESS) Nashville, TN 37207	(ADDRESS) Dallas, TX 75201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL D. JOYNER AND AMANDA P. JOYNER, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NANCY J. MAYS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3, ON THE FINAL PLAT OF HAYNES MANOR, SECTION 9, PHASE 1, AS OF RECORD IN BOOK 6900, PAGE 771, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL D. JOYNER AND WIFE, AMANDA P. JOYNER BY WARRANTY DEED FROM LOLITA D. NELSON AND HUSBAND, RANDY L. NELSON, SR., RECORDED ON THE 8TH DAY OF JULY, 1994 IN DEED BOOK 9402, PAGE 298, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those in Plat Book 6900, Page 771, and Restrictive Covenants of record in Book 7880, Page 785, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 713 Garrison Drive, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 ourselves, 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. 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/our hand(s) this 22nd day of December, 2006.

Michael D. Joyner

Amanda P. Joyner

Davidson County DEEDWARR
Recvd: 01/05/07 14:15 2 pg
Fees:13.00 Taxes:358.90

20070105-0002476

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Joyner and Amanda P. 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of December, 2006.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

