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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1971.

Notary Public

MY COMMISSION EXPIRES: 4-6-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William B. Bradley, Attorney — Brentwood, Tennessee

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Earnest Joyce, Jr. (NAME)	Same (NAME)	Map 94-6
564 Mont Eagle Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 478
Memphis, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	pd

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, Earnest Joyce and wife, Fannie Joyce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earnest Joyce, Jr. and wife, Rosalyn Joyce

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:

Land in Davidson County, Tennessee, being Lots Nos. 60 and 61 on the Map of Faulconer and Ashcraft's Subdivision of Lots Nos. 18 and 19 of the Boyd Mcnairy tract, as of record in Book 57, page 121, Register's Office for Said County.

Said Lots Nos. 60 and 61 front together 70 feet on the southerly side of Batavia, formerly Prospect Street, and run back between parallel lines 106 feet to an alley.

Being the same property conveyed to Mattie Sneed Tucker, by Deed from J. P. Buchanan, Trustee, of record in Book 2484, page 100, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earnest Joyce and wife, Fannie Joyce, by deed from Mattie Sneed Tucker, of record in Book 3997, page 723, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2515 (House Number) Batavia (Street) Nashville, Tennessee (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 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 30th day of June, 1971

x Earnest Joyce Sr.

x Mrs Fannie Mae Joyce

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Elma Hughes Wells, a Notary Public in and for said County and State, the within named Earnest Joyce and wife, Fannie Joyce

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June 1971

Commission expires 6-4-73

Elma Hughes Wells
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Earnest Joyce, and wife,

Fannie Joyce

TO

Earnest Joyce, Jr. and wife,

Rosalyn Joyce

B 27579

IDENTIF. REFERENCE

AUG 19 1 02 PM '71

FELIX Z. [illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 19[illegible]	CONV	*8,000.00				
AUG 19[illegible]	S TAX		A*	20.80		
AUG 19[illegible]	PR FEE		A*	.50		
AUG 19[illegible]	W DEED		A*	4.00	*	25.30