FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

James F. Stracener
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 71

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 112 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Stracener (NAME)	Noel-Palmer Mortgage Co., Inc. (NAME)	12D40035
1216 Sussex Court (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Bldg. (STREET ADDRESS)	41-11-76
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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 P. JOYCE AND WIFE, MILDRED E. JOYCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. STRACENER AND WIFE, DORIS O. STRACENER

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 Lot No. 340 on the Plan of Bellshire Estates, Section "A", of record in Book 2331, pages 115 and 116, Register's Office for said County.

SAID Lot No. 340 fronts 110.1 feet on the northeasterly side of Sussex Drive and runs back 246.2 feet on the easterly side and 273.0 feet on the westerly side to a line in the rear measuring 109.1 feet thereon.

BEING the same property conveyed to John P. Joyce and wife, Mildred E. Joyce by deed from Joe Connor Tidwell and wife, Barbara J. Tidwell of record in Book 3224, page 79, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 1216 Sussex Court, Nashville, Tennessee
(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 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 our hand s this 21st day of December, 19 71

John P. Joyce

Mildred E. Joyce

P3/cA

STATE OF TENNESSEE
Davidson County

BOOK 4563 PAGE 689

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John P. Joyce and wife, Mildred E. Joyce

the bargainors, 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 21st day of December 19 71

Commission expires 12-12-72

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

JOHN P. JOYCE ET UX-

TO

JAMES E. STRACENER ET UX

B 4 2 4 4 4

IDENTIF. REFERENCE

DEC 22 4 04 PM '71

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 22 75	CONV	22,500.00				
DEC 22 75	S'TAX		A*	58.50		
DEC 22 75	PR'FEE		A*	.50		
DEC 22 75	W'DEED		A*	4.00	*	63.00

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERCY PRIEST JR.
ATTORNEY-AT-LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201