This instrument prepared by: McEwen Mortgage Co.
Nashville Bank & Trust Bldg.
Nashville, Tenn. 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earnest Joyce, et ux (NAME)	Same BOOK 4665 PAGE 619	Map 92-6
2501 Batavia (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 478
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)- -Ten and No/100- - - - - - - - - - - - - - - - *Dollars,*

cash in hand paid by Earnest Joyce and wife, Fannie Joyce, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

we, Earnest Joyce, Jr., and wife, Rosalyn Joyce,

have this day bargained and sold, and do hereby transfer and convey unto the said

Earnest Joyce and wife, Fannie Joyce,

their XXXXXX *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

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 Earnest Joyce, Jr., and wife, Rosalyn Joyce, by deed from Earnest Joyce and wife, Fannie Joyce, of record in Book 4530, page 546, Register's Office for said County.

STATE OF TENNESSEE COUNTY OF DAVIDSON	The actual consideration or value whichever is greater, for this transfer is $ 4000.00
Subscribed and sworn to before me, this the 19 day of December 1972	Harry McEwen Affiant
My commission expires 4-23-75 (Affix Seal)	Keith Lamb Notary Public

This is unimproved ( ) improved (X) property, known as 2515 (House Number) Batavia (Street) Nashville, Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Earnest Joyce and wife, Fannie Joyce, their XXXXX

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Earnest Joyce and wife, Fannie Joyce, their

XXXXX, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 17 *day of* December 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HUSBAND: Earnest Joyce Jr.

WIFE: Rosalyn R. Joyce

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Shelby }

Personally appeared before me, ~~Earnest Joyce & wife Rosalyn Joyce~~ E C Jaumann Jr., a Notary Public in and for said County and State, Earnest Joyce, Jr., and wife, Rosalyn Joyce, the within named 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 Memphis (County Shelby) Tennessee this 12th day of December, 1972.

E C Jaumann Jr. Notary Public

MY COMMISSION EXPIRES MAY 31, 1976

Commission expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

DEC 19 72	CONV	*4,000.00			
DEC 19 72 S'TAX			A*	10.40	
DEC 19 72 PR'FEE			A*	.50	
DEC 19 72	W'DEED		A*	4.00	* 14.90

FILE: HOMER McEWEN

WARRANTY DEED

FROM Earnest Joyce, Jr., et ux

TO Earnest Joyce, et ux

B 8 8 3 2 3

IDENTIF. REFERENCE

DEC 19 10 47 AM '72

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE