BOOK 4996 PAGE 290

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melanie Joy (NAME)	Same (NAME)	118-10 -127
3402 Springbrook Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37204 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

----------Ten and no/100 ($10.00)---------- *Dollars,*

love and affection, and assumption by Melanie Joy of payment of balance due on note dated 10/31/62, securing mortgage of record in Book 3486, page 355, R.O.D.C.

I, Mary Clare Joy

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

Melanie Joy, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Map of Pleasant Valley, as of record in Book 1424, page 63, R.O.D.C.

Said lot fronts 75 feet on the south side of Green Vale Drive, now Springbrook Drive, and runs back between lines 225.2 feet on the east line and 224 feet on the west line, to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Tom Joy by Melanie Winningham (now Melanie Joy), of record in Book 4654, page 327, R.O.D.C., and devised by Tom S. Joy to his widow, Mary Clare Joy, by will of record in Will Book No. 43, page 88, Probate Court of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,500.00

Subscribed and sworn to before me, this the 12th day of September 1974

My commission expires: 11-19-75 (Affix Seal)

Affiant Mary Clare Joy

Notary Public Wanda Harrison

Unimproved ( ) This ( ) Improved property, known as 3402 Springbrook Drive, Nashville, Tenn.
(House Number) (Street) 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

Melanie Joy, her

(successors), heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1974 taxes and Deed of Trust hereinabove referred to.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Melanie Joy, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 12th day of September, 1974 the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Clare Joy

Mary Clare Joy

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Wanda Harmon, a Notary Public in and for said County and State, Mary Clare Joy

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 1974.

Wanda Harmon Notary Public

Commission expires Nov. 19, 1975

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 .....

FEB 12 76 CONV 12,500.00
FEB 12 76 S'TAX B* 32.50
FEB 12 76 PR'FEE B* .50
FEB 12 76 W'DEED B* 4.00 * 37.00

WARRANTY DEED

FROM

Mary Clare Joy

TO

Melanie Joy

D 35821

IDENTIF REFERENCE

FEB 12 10 00 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, ... - FIRST AMERICAN CENTER ... NEY, 21st ...