"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Clare Joy	Same	71-12-70.1
Chowning Square Apts #17 Woodlawn Drive (STREET ADDRESS OR ROUTE NUMBER)	(NAME:) (STREET ADDRESS)	71-12-73
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 5458 PAGE 370

For and in Consideration of the sum of Ten and No/100 ($10.00)---------- ---------- *DOLLARS,*

and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Joy Floral Company, a Tennessee corporation (the "Grantor"),

F. 37640 RUSH IDENTIF. REFERENCE

JUN 29 2 37 PM '79 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

has does
~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Mary Clare Joy (the "Grantee"), her *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. 1, 2, 3, 4 and 5 on the Plan of Joywood Estates, of record in Book 5200, page 168, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1, 2, 3 and 4 adjoin and front together 276.8 feet on the west side of Jones Avenue and extend back 149.44 feet with the north line of Lot No. 1 and 149.51 feet with the south line of Lot No. 4 to a rear line measuring 279.34 feet thereon.

Said Lot No. 5 fronts 69.01 feet on the west side of Jones Avenue and extends back 153.71 feet on the north line and 154.10 feet on the south line to a dead line measuring 71.70 feet thereon.

Being part of the same property conveyed to Joy Floral Company by deed from Joy & Son Company, of record in Book 365, page 20, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,724.08

Subscribed and sworn to before me, this the 29 day of June, 19 79

Affiant

My commission expires: 2/23/80 (Affix Seal)

Notary Public

Said property is sold and conveyed subject to the following:

1. 1979 real property taxes, which have been prorated and assumed by the Grantee;

2. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by Joy Floral Company by instrument of record in Book 4130, page 29, Register's Office for Davidson County, Tennessee;

3. Conditions of owner's certificate, easement for public utilities, anchor easements, building set-back lines, and all other matters shown on the Plan of record in Book 5200, page 168, said Register's Office; and

4. Rights of parties or tenants in possession.

This is unimproved ( ) improved (X) property, known as 1502, 1516, 1518, 1520 and 1522 Jones Avenue, Nashville, TN 37207
(House Number) (Street) P. O. Address: (City or Town)

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, her *heirs and assigns, forever.*

And Grantor does *covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered.,* except as stated herein.

And Grantor does *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 29th *day of* June, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOY FLORAL COMPANY

BY: Russell B. Davis
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

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

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

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

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

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, Tennessee
this 29 *day of* June, *19* 79

G. Allen Cummings
Notary Public

Commission Expires 2/23/80

NOTARY PUBLIC DAVIDSON COUNTY

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5458 PAGE 373

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

51724.00- CO
134.42 CO TX
.50 PRFE
6.00 MDE'D
CHECK 140.92-
3335A06/29/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 37640

IDENTIF. REFERENCE

JUN 29 2 37 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694156