This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5565 PAGE 460

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert N. Korfmann and wife, Alana Korfmann (NAME)	First American National Bank of Nash C/O Guaranty Mortgage Division (NAME)	Map No. 150-2
520 Moss Landing (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	Parcel 53
Antioch, Tennessee 37013 (CITY) (P. O. ZONE) (STATE)	Brentwood, TN 37027 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Robert N. Korfmann and wife, Alana Korfmann and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Richard J. Joyce and wife, Judith K. Joyce,

have this day bargained and sold, and do hereby transfer and convey unto the said Robert N. Korfmann and wife, Alana Korfmann,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the plan of Percy Priest Meadows, Section Two, of record in Plan Book 4860, page 15, Register's Office for said County. Said Lot No. 76, which is a corner lot, fronts 70.95 feet on the northeasterly margin of Moss Landing Drive and fronts 115.00 feet on the southeasterly margin of Marsh Charlton Drive, said frontages being joined by a curve having a length of 40.62 feet, and extends back 121.80 feet on the northeasterly line and 152.00 feet on the southeasterly line to a point of intersection.

The above described property was conveyed to Richard J. Joyce and wife, Judith K. Joyce, by deed from Dan Duer and wife, Janie Duer, of record in Book 5058, page 453, said Register's Office.

This conveyance is subject to a 30-foot building setback line from Moss Landing Drive and Marsh Charlton Drive, a 10-foot easement for public utilities and drainage along the easterly line of premises and anchor easement located on premises at the northeast corner, and conditions of owner's certificate, as shown on plan of record in Book 4860, page 15, Register's Office for Davidson County, Tennessee; and restrictive covenants of record in Book 4914, page 404, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 7th day of Feb 1980

Affiant Robert N. Korfmann

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Evans

This is improved (XX) unimproved ( ) property, known as 520 Moss Landing, Antioch, Tennessee 37013
(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 Robert N. Korfmann and wife, Alana Korfmann,

their *(successors), 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,* except for 1980 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert N. Korfmann and wife, Alana Korfmann,

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

Witness we hand s *this* 7th *day of* Feb., 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Richard J. Joyce by Nate Greene, attorney in fact

Judith K. Joyce by Nate Greene, attorney in fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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 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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of February, 1980, before me personally appeared Nate Green, to me known to be the person who executed the foregoing deed in behalf of Richard J. Joyce and wife, Judith K. Joyce, and acknowledged that he executed the same as the free act and deed of said Richard J. Joyce and wife, Judith K. Joyce.

Witness my hand and official seal at office in Nashville, Tennessee, this 7th day of February, 1980.

Mary Ensey Notary Public

Commission expires: 7/21/80

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 233745
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Richard J. Joyce et ux

TO
Robert N. Korfmann et ux

F 7 6 1 5 7

IDENTIF. REFERENCE

FEB 12 10 55 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

175.50 deed 2-12

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		65000.00-	CO	
		169.00	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	175.50-
2294A02/12/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7.6 1'5 7

IDENTIF. REFERENCE

FEB 12 10 55 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 741624