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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M/M STEPHEN G. PIERCE	GUARANTY MORTGAGE COMPANY	97-8
(NAME)	(NAME)	
4204 BAYSIDE LANE	P. O. BOX 786	53
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
HERMITAGE, TENNESSEE 37076	BRENTWOOD, TENNESSEE 37027	4D-13050
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----Ten & No/100 ($10.00)---------- ---------- DOLLARS

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

JOYCE CONSTRUCTION CO., INC.

have bargained and sold, and by these presents do transfer and convey unto the said ~~XXXXX~~ STEPHEN G. PIERCE and wife, JANICE Y. PIERCE

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 276 on the Plan of Section 10, Lake Park Subdivision as of record in Book 4955, Page 65, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Joyce Construction Co., Inc. by deed from BG Corporation of record in Book 5409, Page 174, said Register's Office.

This conveyance is made subject to the following: (1) 1980 taxes which have been prorated and assumed by the buyers; (2) Restrictions of record in Book 5119, Page 961, Register's Office for said County; and (3) all matters appearing on the Plan of record in Book 4955, Page 65, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4204 Bayside Lane
(House Number) (Street)
Hermitage, Tennessee 37076
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 16th day of April, 19 80.

JOYCE CONSTRUCTION CO., INC.

BY: Michael L. Joyce
Michael L. Joyce, President

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STATE OF TENNESSEE
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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael L. Joyce with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Joyce Construction Co., Inc., 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 the said Michael L. Joyce as such President and attesting the same by the said

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of April, 19 80.

Helen D. Scott Notary Public

Commission expires 4-17-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 90,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Stephen G. Pierce

Sworn to and subscribed before me this 16th day of April, 19 80.

My commission expires 4-17-83 Notary Public Helen D. Scott

This instrument was prepared by: 254 Highlands Building, Brentwood, Tennessee 37027

George E. Mudter, Jr., Attorney
Name Address

4008 WARRANTY DEED 04/17 240.50- CHECK

FROM JOYCE CONSTRUCTION CO., INC.

TO STEPHEN G. PIERCE, ET UX

F 85442

IDENTIFICATION

APR 17 11 53 AM '80

DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File: Box 38
First Title & Escrow Co.

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
			90000.00- CO	
			234.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	240.50-
4008A	04/17/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-85442

IDENTIF. REFERENCE

APR 17 11 53 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 752895