Address New Owner and
Send Tax Bills To:
Max Arnold

Map-Parcel Number:
Map 71-12
Parcel 73(part)
12DA-45350

WARRANTY DEED

BOOK 5684 PAGE 834

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"), has bargained and sold, and does hereby transfer and convey unto Max Arnold (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto.

This is unimproved property, known as Jones Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, that it has a good right to convey it, and that the same is unencumbered, except as set forth in Exhibit A attached hereto.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officer on this 12th day of December, 1980.

JOY FLORAL COMPANY

BY: _____
President

This instrument prepared by Joseph G. Cummings, Jr.,
Attorney, 21st Floor - First American Center,
Nashville, Tennessee 37238

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 himself to be _____ of the Joy Floral Company, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of December, 1980.

_____
NOTARY PUBLIC

My Commission Expires: _____

CRISTI GARY NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,357.00.

_____
Affiant

Subscribed and sworn to before me
this the 1st day of December, 1980.

CRISTI GARY NOTARY PUBLIC AT LARGE STATE

_____
NOTARY PUBLIC

My Commission Expires: _____

G19784

IDENTIFICATION

DEC 2 11 01 AM '80

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Joywood Estates, Section 2, as of record in Book 5210, page 333, Register's Office for said County.

Said Lot No. 6 fronts 63.00 feet on the west side of Jones Avenue and extends back 152.23 feet on the north line and 152.71 feet on the south line to a dead line measuring 63.00 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.

SUBJECT TO:

1. 1980 real property taxes, which have been prorated;

2. Owner's Certificate, 20-foot minimum building setback line from Jones Avenue, 20-foot easement for public utilities and drainage and 8-inch sewer line within said easement, and all other matters shown on the Plan aforesaid, of record in Book 5210, page 333, Register's Office for Davidson County, Tennessee;

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

4. Rights of parties in possession, if any.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5684 PAGE 837

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
			3357.00- CO	
			8.64 CO TX	
			.50 PRFE	
			9.00 MDED	
			CHECK	18.34-
7512A12/02/80			BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1-97884

IDENTIF. REFERENCE

DEC 2 11 01 AM '80

FELIX Z. WILSON
DAVIDSON COUNTY

No. 794878