This instrument prepared by: Thomas M. Black, Attorney, 223 Madison Street, Madison, TN 37115

8767 12/08 21.06- CHECK

Mail

WARRANTY DEED

BOOK 5687 PAGE 617

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ERNEST JOYCE, JR., ET UX	SAME	
(NAME) 4195 Valley Lake Terrace	(NAME) 2501 Marena Street	91-8-64
(STREET ADDRESS OR ROUTE NUMBER) College Park, Ga	(STREET ADDRESS) Nashville Tn 37208	91-8-65
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

ERNEST JOYCE AND WIFE, FANNIE MAI JOYCE, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said ERNEST JOYCE, JR. AND WIFE, ROSALYN JOYCE, hereinafter referred to as Grantees, their (successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lots 26 and 27 on the Map of L. H. Davis' Subdivision of Lot No. 41, Clifton Plan of record in Book 57, page 100, Register's Office for said County, described as follows:

Said Lots 26 and 27 front together 100 feet on the westerly side of 43rd Avenue North, formerly Douglas Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ernest Joyce and wife, Fannie Mai Joyce, by deed from Robert Lusk, Trustee, of record in Book 2484, page 167, 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 $ 5600.00

Subscribed and sworn to before me, this the 26 day of November 19 80

Affiant Mrs. Rosalyn Joyce

My commission expires: 3/15/81 (Affix Seal)

Notary Public Carolyn J. Waddey

unimproved ( )
This is improved ( ) property, known as ..... (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 Grantees, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 26 *day of* November *19* 80, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Ernest Joyce

Mrs. Fannie Mai Joyce

BOOK 5687 PAGE 618

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERNEST JOYCE AND WIFE, FANNIE MAI JOYCE

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

Witness my hand and official seal at Madison, Tennessee, this 26th day of November, 19 80

Carolyn L. Wadkins
Notary Public

Commission expires 3/15/81

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 .....

WARRANTY DEED

FROM
ERNEST JOYCE, ET UX

TO
ERNEST JOYCE, JR., ET UX

G 2.0.7 6 9

IDENTIF. REFERENCE

DEC 8 3 52 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5687 PAGE 619

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

560[illegible].00- CO
14.56 CO TX
.50 PRFE[illegible]
6.00 [illegible]DE.D
CHECK 21.06-
876/A12/08/80 PVL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G20769

IDENTIF. REFERENCE

DEC 8 3 52 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 796086