#740240

WARRANTY DEED

BOOK 5785 PAGE 792

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig Joyce et ux	Same	Map 103-9
(NAME) Stoneway Trail	(NAME)	Par. 28 KS
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37209	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

File →

BOAZ LIMITED, INC. *has bargained and sold, and does hereby transfer and convey unto the said* CRAIG JOYCE and wife, MOLLY ARMSTRONG JOYCE, their *(successors), heirs and assigns,*

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

Being Lot No. 30 on the Plan of Hillwood Park, as of record in Book 3300, page 28, said Register's Office.

Said Lot No. 30 fronts 190.0 feet on the southeasterly side of Stoneway Trail, and extends back 303.75 feet on the northeasterly line and 319.2 feet on the southwesterly line to a line in the rear on which it measures 80.7 feet.

Being the same property conveyed to Boaz Limited, Inc., a Tennessee corporation, by deed from Raymond M. Boaz, Jr. and wife, Diane S. Boaz, of record in Book 5682, page 102, Register's Office for Davidson County, Tennessee.

This conveyance ismade subject to restrictive covenants of record in Book 3312, page 104, Register's Office for Davidson County, Tennessee; owner's certificate, a 125 foot minimum building setback line from Stoneway Trail and a 10-foot public utility easement along the rear line, as shown on plan of record in Book 3300, pages 27 and 28, said Register's Office, said minimum building setback line was amended to a 75-foot setback line by instrument of record in Book 5713, page 101, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 141,000.00

Subscribed and sworn to before me, this the 26th day of August 1981

Affiant

My commission expires: My Commission Expires JANUARY 22, 1984 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Lot 30, Stoneway Trail, Nashville, Tennessee
(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 CRAIG JOYCE and wife, MOLLY ARMSTRONG JOYCE, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered,* except as hereinabove set forth, and taxes for the year 1981, which are a lien but not yet due and payable.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Craig Joyce and wife, Molly Armstrong Joyce, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 26th *day of* August, 19 81, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

BOAZ LIMITED, INC.

By: Raymond M. Boaz, Jr., President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jane Thomas, a Notary Public of the State and County aforesaid, personally appeared Raymond M. Boaz, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Boaz Limited, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes 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 20th day of August, 19 81

Jane Thomas
Notary Public

Commission Expires My Commission Expires JANUARY 22, 1984

JANE THOMAS NOTARY PUBLIC DAVIDSON COUNTY

3869 20/01 373.10- CHECK

G 56505

IDENTIF. REFERENCE

AUG 21 3 10 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Boaz Limited, Inc.

TO

Craig Joyce et ux

Attorneys TITLE COMPANY
STAHLMAN BUILDING

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
			141000.00- CO	
			366.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	373.10-
3869A	08/21/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 56505

IDENTIF. REFERENCE

AUG 21 3 10 PM '81

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

No. 839514