FROM: Paul M. Nicholson & Michael P. Joyce

TO: Gwendlyn N. Martindale & Arthur C. Day

This Instrument Prepared By:

THOMAS N. JONES
Attorney at Law
405 Main Street
Franklin, Tennessee 37064

Address New Owners:	Send Tax Bills To:	Map/Parcel No.:
Arthur C. Day & Gwyndlyn N. Martindale 1020 Harpeth Valley Ct. Nashville, TN	Singleton Mortgage Corp. 6263 Poplar Ave. Memphis, TN 38119	127-12-9 90-08460

WARRANTY DEED

BOOK 6656 PAGE 670

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, we, **Paul M. Nicholson and Michael P. Joyce**, hereinafter known at Grantors, have this day bargained and sold and do hereby transfer and convey unto **Gwendlyn N. Martindale and Arthur C. Day**, their heirs and assigns, the following described tract or parcel of land lying, located and being in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot No. 13 on the Plan of Bellevue Manor Subdivision, as of record in Book 3600, pages 32 and 33.

Said Lot No. 13 fronts 50 feet on the northeasterly side of a turnaround of Harpeth Valley Court and runs back between lines 294.49 feet on the southeasterly line and 618.73 feet on the northwesterly line, to a dead line in the rear, on which it measures 542.95 feet.

BEING the same property conveyed to Paul M. Nicholson and Michael P. Joyce by deed of record in Book 4825, Page 646, Register's Office of Davidson County, TN.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND WE 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 that it is unencumbered, except as follows:

1. Taxes for the year 1985 are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantees, who will be responsible for payment of 1985 taxes when they become due and payable.

2. Subject to restrictive covenants of record in Book 3672, Page 507, RODC, TN.

3. Applicable building and zoning regulations.

4. Easement for driveway of record in Book 5645, Page 235, RODC, TN.

5. Plan of record in Book 3600, Pages 32 and 33, RODC, TN.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 30th day of August, 1985.

See Book _____, Page _____, RODC, TN, of Power of Attorney.

Paul M. Nicholson
PAUL M. NICHOLSON

Michael P. Joyce
MICHAEL P. JOYCE
By Paul A. Joyce ATTY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Margaret Ann Smith, a Notary Public in and for said County and State, Paul M. Nicholson and Michael P. Joyce, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin on this the 30th day of August, 1985.

Margaret Ann Smith
NOTARY PUBLIC

My Commission Expires: 5/22/89

365227

IDENTIFICATION REFERENCE

SEP 16 8 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE, Williamson COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 95000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Arthur C Day

Subcribed and sworn to before me this the 30th Day of August 19 85

Margaret Ann Smith
Notary Public

My Commission Expires: 5/22/89

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6656 PAGE 672

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			95000.00- CONT.	
			247.00 CSTAX	
			.50 PRFEE	
			[illegible] MRTGD	
			CHECK	253.50-
7025A	09/16/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36527.

IDENTIFICATION REFERENCE

Sep 16 8 47 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172750