This Instrument Prepared By:

Jeff Greene
Harwell Barr Martin & Stegall, P.C.
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
David L. Williams 5719 Stoneway Trail Nashville, Tennessee 37209	Same	Map 103-9 Parcel 28

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CRAIG JOYCE and wife, MOLLY ARMSTRONG JOYCE, the GRANTORS herein, have bargained and by these presents do transfer and convey unto DAVID L. WILLIAMS, the GRANTEE herein, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Hillwood Park, as of record in Book 3300, page 28, Register's Office of Davidson County.
>
> 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 Craig Joyce and wife, Molly Armstrong Joyce, by deed from Boaz Limited, Inc., a Tennessee corporation, of record in Book 5682, page 102, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made 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 5781, page 795, said Register's Office

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever. And we do covenant with the said GRANTEE 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, except for taxes for the year 1985 or unless otherwise herein set out. 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 GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hand this 17th day of September, 1985.

BOOK 6670 PAGE 259

Craig Joyce
CRAIG JOYCE

Molly Armstrong Joyce
MOLLY ARMSTRONG JOYCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie Tribble, a Notary Public of said county, Craig Joyce, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of September, 1985.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
9-20-86

* * * *

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, MARGARET N Schaeffer, a Notary Public of said county, Molly Armstrong Joyce, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of September, 1985.

Margaret N Schaeffer
Notary Public

NOTARY PUBLIC

My Commission Expires:
8/12/88

IDENTIFICATION REFERENCE

OCT 1 3 40 PM '85

FELIX Z. HASCHE II REGISTER
DAVIDSON COUNTY, TN

40836

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 700,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Jeffrey Alan Green

Sworn to and subscribed this 1st day of October, 1985.

Notary Public

My Commission Expires:

7/23/88

JG/kwi

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6670 PAGE 271

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
			200000.00- CONT.	
			520.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 529.50-	
			2275A10/01/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40836

IDENTIFICATION REFERENCE

OCT 1 3 40 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177856