Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Sue Ellen Gulbenk Justus 422 Sunny Side Drive Nashville, Tennessee 37205	Same	Map 116-11 Parcel 38

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

File

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Margaret Henry Joyce, a widow (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Sue Ellen Gulbenk Justus (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $445,000.

Sue Ellen Gulbenk Justus
Affiant

Subscribed and sworn to before me this 1st day of April, 1986.

Loretta B. Lane
Notary Public
My Commission Expires: 7/27/87

This is improved property, located at 422 Sunnyside Drive, Belle Meade, Nashville, Tennessee 37205.

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, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of April, 1986.

Margaret Henry Joyce

Margaret Henry Joyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, a Notary Public in and for said County and State, the within named Margaret Henry Joyce, the 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 and official seal at Nashville, Tennessee, this 1st day of April, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 7/18/87

Exhibit A

Land in the 7th Civil District of Davidson County, Tennessee, being the northerly 88 feet of Lot 6, all of Lot 7 and the southerly 12 feet of Lot 8, of Block E, on the Map of Honeywood Subdivision of the Malone Property, not of record, described as follows:

Beginning at a point in the east margin of Sunnyside Drive, 12 feet north of the northwest corner of Lot 5, and being the northwest corner of property heretofore conveyed to Bruce I. Crabtree and wife by deed recorded in Book 1880, page 342, of the Register's Office of Davidson County, Tennessee, and running thence in a northerly direction with the east margin of Sunnyside Drive 200 feet to a point, 12 feet north of the southwest corner of Lot 8, and being the southwest corner of property heretofore conveyed to John F. House by deed of record in Book 2241, page 425, of said Register's Office; thence with House's southerly line 197 feet, more or less, to a stone wall, House's southeast corner; thence in a southerly direction with said stone wall 200 feet to a point, Crabtree's northeast corner; and thence, with Crabtree's north line, 196 feet, more or less, to the point of beginning.

Being the same property conveyed to Margaret Henry Joyce by deed from Thomas H. Malone, III, and wife, Marianne R. Malone; Julia Malone Trabue; Edward F. Malone and wife, Faye H. Malone; Anne Warren Magruder; William T. Magruder, III, and wife, Sammie P. Magruder; Samuel W. Magruder and wife, Carolyn S. Magruder; Ellen Malone Magruder and Elizabeth M. Magruder of record in Book 2281, page 31, Register's Office for Davidson County, Tennessee.

8 7 7 6 6
IDENTIFICATION REFERENCE
APR 1 2 12 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6818 PAGE 101

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

4150CO- CANT
1157.00 CGTAX
.50 PRFEE
9.00 WDEED
CHECK 1166.50-
G615A04/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 7 6 6

IDENTIFT REFERENCE

APR 1 2 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232805