File #5408 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, Tennessee 37215

BOOK 7029 PAGE 790

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL L. JOYCE (NAME)	NEW OWNER (NAME)	Map 148-1
2610 Jefferson Street (STREET ADDRESS OR ROUTE NUMBER)	(No Mortgagee) (STREET ADDRESS)	Parcel 10
Nashville, Tennessee 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #5DU-3014

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JAMES EDWARD ALLEN and REBA ARLENE ALLEN, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & J BUILDERS, a joint venture

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Hillbrook Section 3, as of record in Plat Book 3300, page 84, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James E. Allen and wife, Ruth Ann R. Allen by deed from Randall Phillips Builders, Inc. of record in Book 3704, page 537, said Register's Office. The said Ruth Ann R. Allen being one and the same as Ruth Ann Allen, having conveyed her interest to James Edward Allen by quitclaim deed of record in Book 5884, page 515, said James Edward Allen being one and the same as James E. Allen, having created a tenancy by the entireties with Reba Arlene Allen, his wife, by quitclaim deed in Book 6375, page 180, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 3460, page 295; and (2) All matters appearing on the Plan of record in Plat Book 3300, page 84, said Register's Office.

59673

IDENTIFICATION REFERENCE

NOV 4 9 04 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3709 Turley Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of October, 1986.

James Edward Allen
JAMES EDWARD ALLEN

Reba Arlene Allen
REBA ARLENE ALLEN

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES EDWARD ALLEN and wife, REBA ARLENE ALLEN

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of October, 1986

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 1986

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES EDWARD ALLEN and wife, REBA ARLENE ALLEN

TO MICHAEL L. JOYCE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 928
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0928

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
			72000.00- CAMT.	
			201.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	208.10-
			1964A1 1/04/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 6 7 3

IDENTIFICATION REFERENCE

Nov 4 9 04 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08037