THIS INSTRUMENT PREPARED BY: LAWRENCE E. RAMSEY
Attorney at Law
507 East College Street
Dickson, Tennessee 37055
LER/MST #962

WARRANTY DEED BOOK 7064 PAGE 554

FOR AND IN CONSIDERATION of the sum of EIGHT THOUSAND AND 00/100 ($8,000.00) DOLLARS, Cash in Hand paid by EARNEST JOYCE, SR. and wife, FANNIE MAE JOYCE, receipt of which is hereby acknowledged, I, JAMES SCRUGGS, single, have bargained and sold, and by these presents do transfer and convey unto the said EARNEST JOYCE, SR. and wife, FANNIE MAE JOYCE, their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being land in Davidson County, Tennessee, being Lot No. 18 on the Map of A. Roth's Subdivision of Lot No. 22 of Dr. Boyd McNairy's Addition, of record in Book 57, Page 147, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the Westerly side of 27th Avenue, North and runs back between parallel lines 116 feet to an alley.

Being the same property conveyed to James Scruggs, single, by deed from Arthur L. Eaton, single, dated June 2, 1977, and of record in Book 5922, Page 201, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the restrictions and reservations of record in Book 5469, Page 425, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made; and said restrictions and reservations shall run with the land conveyed hereby, and without which this conveyance would not be made.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said EARNEST JOYCE, SR. and wife, FANNIE MAE JOYCE, their heirs and assigns, forever. And I do covenant with the said EARNEST JOYCE, SR. and wife, FANNIE MAE JOYCE, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said EARNEST JOYCE, SR. and wife, FANNIE MAE JOYCE, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hands this 14TH day of November, 1986.

Laura Scruggs
JAMES SCRUGGS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JAMES SCRUGGS, single, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal at office in said County this 14th day of November, 1986.

John T. Corkan
Notary Public

My Commission Expires: 8-6-90

NOTARY PUBLIC ... DICKSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $8,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

BOOK 7064 PAGE 555

Earnest Joyce
Affiant

Sworn to and subscribed to before me this 14th day of November, 1986.

My Commission Expires: 8-6-90

John T. Corkan
Notary Public

NOTARY PUBLIC ... DICKSON COUNTY

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MAP 92-06-0
PARCEL 52.40

SEND TAX BILLS TO:
Mr. and Mrs. Earnest Joyce, Sr.
1027 43RD AVENUE, NORTH
NASHVILLE, TN. 37209

Mortgagee: None

RUSH

DEC 9 3 26 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

71415

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

VOL. 7064 PAGE 556
REC. 8.50
.50
CASH
CHECK 29.00-
SUBSCRIBED AND

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 4 1 5

IDENTIFICATION REFERENCE

Dec 9 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21068