Return to Box 21

This instrument prepared by:
Mark E. Morrison
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED BOOK 7707 PAGE 359

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Joy Development Corp. P. O. Box 25261 Nashville, TN 37202-5261	SAME	Map 92-15-154 Parcel No. 21W-2095

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, ERNEST F. MOORE, JR. and RICHARD M. WOOTEN, the "Grantors," have bargained and sold, and by these presents do transfer and convey unto the said JOY DEVELOPMENT CORP., a Tennessee corporation, the "Grantees," its successors and assigns, that certain land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference.

This is improved property known as 2320 West End Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its heirs, successors and assigns, forever. And Grantors do covenant with the said Grantees that they 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 current property taxes and except as set shown on Exhibit "B" attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, its heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever, used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 18th day of November 1988.

ERNEST F. MOORE, JR.

R. M. WOOTEN

3 6 7 7 6

Nov 18 1 46 PM '88

9216 11/18 0101 03CHECK 1547.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public, ERNEST F. MOORE, JR., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of November, 1988.

NOTARY PUBLIC

My Commission Expires: 7/18/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public, R. M. WOOTEN, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18TH day of November, 1988.

NOTARY PUBLIC

My Commission Expires: 7/18/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $465,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this

18TH day of November, 1988.

NOTARY PUBLIC
My Commission Expires: 7/18/92

BEING A TRACT OR PARCEL OF LAND LYING IN THE FIRST CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING PART OF AN UNNUMBERED TRACT OF THE ELLISTON PLAN OF LOTS IN WEST NASHVILLE, AS OF RECORD IN PLAT BOOK 21, PAGE 141, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (SET) LOCATED ON THE NORTHWESTERLY RIGHT OF WAY OF WEST END AVENUE, ALSO KNOWN AS STATE ROUTE NO. 1 AND U.S. HIGHWAY NO. 70, SAID IRON PIN BEING LOCATED N53°03'00"W, 100.00 FEET FROM THE NORTHEASTERLY RIGHT OF WAY OF TWENTY-FOUTH AVENUE NORTH; THENCE LEAVING SAID RIGHT OF WAY OF WEST END AVENUE N36°54'25"W, 160.00 FEET TO A PUNCH MARK IN CONCRETE (THIS SURVEY) LYING IN THE SOUTHEASTERLY RIGHT OF WAY OF ALLEY NO. 382; THENCE WITH THE RIGHT OF WAY OF SAID ALLEY N53°03'00"E, 50.00 FEET TO A PUNCH MARK IN CONCRETE (THIS SURVEY); THENCE LEAVING SAID ALLEY S36°54'25"E, 160.00 FEET TO AN IRON PIN (SET) IN THE NORTHWESTERLY RIGHT OF WAY OF WEST END AVENUE; THENCE WITH SAID RIGHT OF WAY S53°03'00"W, 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.184 ACRE, MORE OR LESS.

Being the same property conveyed to Ernest F. Moore, Jr. and Richard M. Wooten, by deed from Howard John Tellis, unmarried, of record in Book 6001, page 427, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Current year real property taxes.

2. Vendor's lien retained in the deed from Clinton E. Brush and wife, Helen G. Brush to Howard John Tellis, of record in Book 4869, page 787, said Register's Office.

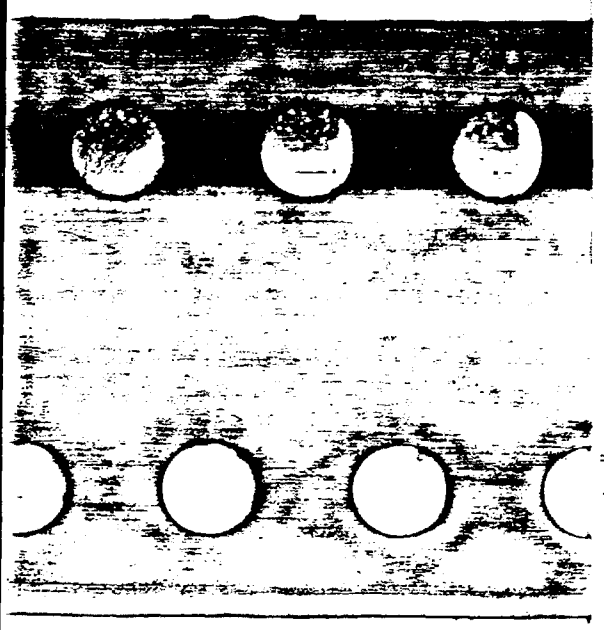
3. The survey of John Kohl and Company, P.C. by Patrick S. Coode, licensed surveyor, dated July 26, 1988, shows the following items:

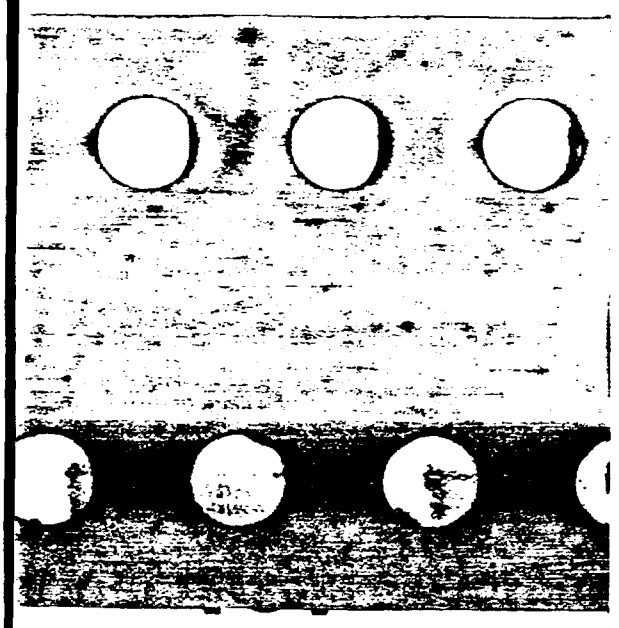
   a. a wooden fence encroaches onto the adjacent property in the southwest corner.

   b. a concrete and rock wall along the southwest property line encroaches onto the adjacent property.

   c. the concrete parking lot encroaches onto alley no. 382 and the property in the northeast corner.

   d. power poles and lines serve the aforesaid property and adjacent property.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7707 PAGE 363

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

CAMT 465000.00
CON TX 1534.50
PRFEE 0.50
WDEED 12.00
TOTAL 1547.00
CHECK 1547.00

11/18/88 01 13:48 0001 9216

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.6.7.7.6.

IDENTIFICATION

Nov 18 1 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155762