THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00260825
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. Mitchell Joyce (NAME)	~~Nationwide Mortgage~~ BarclaysAmerican/Mortgage (NAME)	MAP 102-10
5712 Vine Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 31728 (STREET ADDRESS)	PARCEL 54
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Charlotte, NC 28231 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ $10.00 *Dollars,*

Cash in hand paid by R. Mitchell Joyce and Michael G. Joyce, wife and husband and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Larry J. Gipson and wife, Amy H. Gipson

have this day bargained and sold, and do hereby transfer and convey unto the said R. Mitchell Joyce and Michael G. Joyce, wife and husband

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the plan of Section 4, Brookside Courts Addition No. 4, of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 85.00 feet on the northwesterly margin of Vine Ridge Drive and extends back, 227.4 feet on the northwesterly line and 270 feet on the southwesterly line, to a dead line in the rear, measuring 75.7 feet thereon.

Being the same property conveyed to Larry J. Gipson and wife, Amy H. Gipson by deed from Evelyn J. Diehl, unmarried, of record in Book 7760, page 688, Register's Office of Davidson County, Tennessee.

93412. IDENTIFICATION REFERENCE JAN 3 9 59 AM '90 DAVIDSON COUNTY, TN

9627 01/03 0101 03CHECK 353.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me this the 27th *day of* December 1989

My commission expires: 1-22-93 *(Affix Seal)*

Affiant R. Mitchell Joyce

Notary Public Cynthia O. Bell

unimproved ( )
This is improved ( ) property, known as 5712 Vine Ridge Drive, Nashville, TN 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 27th *day of* December, *19*89, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry J. Gipson

Amy H. Gipson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Larry J. Gipson and wife, Amy H. Gipson

the within named 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 Nashville, *Tennessee, this* 27th *day of* December, *19* 89.

Cynthia O'Dell *Notary Public*

Commission expires 1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

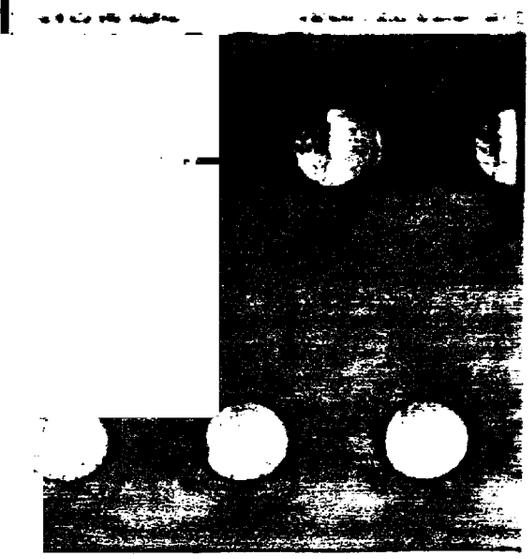
Commission expires _____

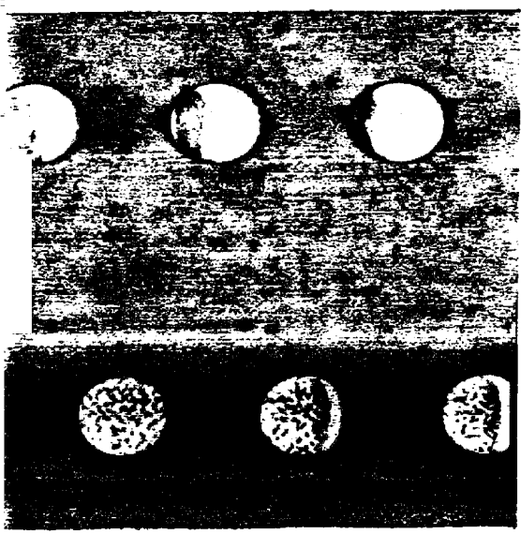
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 105000.00
CON TX 346.50
PRFEE 1.00
WDEED 6.00
TOTAL 353.50
CHECK 353.50

01/03/90 01 09:59 0001 9627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93417

IDENTIFI REFERENCE

JAN 3 9 59 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280785