THIS INSTRUMENT PREPARED BY:
BAKER, WORTHINGTON, CROSSLEY, STANSBERRY & WOOLF
313 East Main, Suite One
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:
Frank Joyce
240 Aurora Avenue
Madison, Tennessee

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
34-14-79
Field Book 11D 29850

WARRANTY DEED

8783 12/13 0101 03CHECK 134.05

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, HAROLD S. PAUL and VIRGINIA P. NEAL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto FRANK JOYCE, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in the Third Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, Number 823, dated June 26, 1990, revised September 26, 1990, and known as Job No: 890074, more particularly described as follows:

Beginning at a concrete monument in the south margin of Aurora Avenue, said point being the Northeast corner of Edgemeade Farms of record in Plat Book 3600, page 69, Register's Office for Davidson County, Tennessee; thence S 81°50'30" E 33.00 ' with said south margin of Aurora Avenue to a concrete monument; thence N 80°21'00" E 274.97' with the south line of Stanley Heights of record in Plat Book 3300, page 74, to a point; thence S 01°36'49" W 324.75' with the center of a 40' sewer and public utility easement of record in Book 493, page 179, to a point; thence N 82°42'06" W 328.18' to a point in the east line of said Edgemeade Farms; thence N 07°17'54" E 243.49' to the point of beginning, containing 2.01 acres more or less.

The above described property is subject to matters as shown on said survey of record in Book 7900, page 217, Register's Office, Davidson County, Tennessee, including but not limited to a 100' Nashville Electric Service easement, a drainage easement 20' in width, a 5' x 30' NES anchor easement, and a 20' sewer easement and NES public utility easement.

Being part of the same property conveyed to Andrew Paul and wife, Reba H. Paul, by deed from O.G. Parker of record in Book 1728, page 373, Register's Office, Davidson County, Tennessee. Andrew Paul and Reba H. Paul are now deceased, Reba H. Paul having predeceased Andrew Paul. Under the terms of the will of Andrew Paul of record in Will Book 167, page 159, Probate Court of Davidson County, the above described property was devised to Harold S. Paul and Virginia P. Neal.

This is improved property, known as: 240 Aurora Avenue
Madison, Tennessee

This conveyance, in addition to the easements above described, is subject to all visible easements; restrictions of record, if any; and the 1990 taxes which shall be paid by the Grantors.

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, his heirs and assigns,

forever; and we do covenant with the said Grantee 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 and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 11th day of December, 1990.

Harold S. Paul
HAROLD S. PAUL

Virginia P. Neal
VIRGINIA P. NEAL

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, HAROLD S. PAUL and VIRGINIA P. NEAL, the bargainors, 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 Hendersonville, Tennessee, this the 11th day of December, 1990.

NOTARY PUBLIC AT LARGE OF TENNESSEE

Ann H. Byars
NOTARY PUBLIC

(SEAL)

My commission expires:
1-5-92

STATE OF TENNESSEE

COUNTY OF Sumner

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
Dec 13 9 54 AM '90
IDENTIF. TREFERENCE
79266

The actual consideration or value, whichever is greater, for this transfer is $38,500.00.

Frank R. Joyce
AFFIANT

Subscribed and sworn to before me this the 11th day of December, 1990.

NOTARY PUBLIC AT LARGE OF TENNESSEE

Ann H. Byars
NOTARY PUBLIC

(SEAL)

My commission expires:
1-5-92

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8256 PAGE 696

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 38500.00
CON TX 127.05
PRFEE 1.00
WDEED 6.00
TOTAL 134.05
CHECK 134.05

12/13/90 01 09:54 0001 8983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79266

IDENTIF. TREFERENCE

DEC 13 9 54 AM '90

FELIX Z. WILSON II Register
DAVIDSON COUNTY TN.

No. 381420