BOOK 8273 PAGE 501

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 19 90

Notary Public

MY COMMISSION EXPIRES: 11/26/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James McClain (NAME)	Same as New Owner (NAME)	20W 1240
307 Grace Street (ADDRESS)	(ADDRESS)	82-7-348
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Frank Joyce, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James McClain

HEREINAFTER CALLED THE GRANTEES, THEIR 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 a part of the unrecorded portion of the John W. Brown property in Northeast Nashville, described as follows:

Beginning on the northerly margin of Grace, formerly Josephine, Avenue at a point 180 feet east of the easterly margin of Meridian Street; thence with the northerly margin of said Avenue eastwardly 40 feet; thence at right angles northwardly 165 feet to the southerly margin of an alley; thence with said alley, westwardly 40 feet; thence at right angles southwardly 165 feet to the beginning.

Being the same property conveyed to Frank Joyce by deed from Mary Corella Stover of record in Book 4840, page 723, Register's Office for Davidson County, Tennessee.

8513

IDENTIF. REFERENCE

JAN 10 1 21 PM '91

DAVIDSON COUNTY TN.

unimproved ( )
This is improved (X) property, known as 307 Grace Street, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 27th day of December, 19 90

Frank Joyce
Frank Joyce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Joyce

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 27th day of December 19 90.

Commission expires 11/26/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

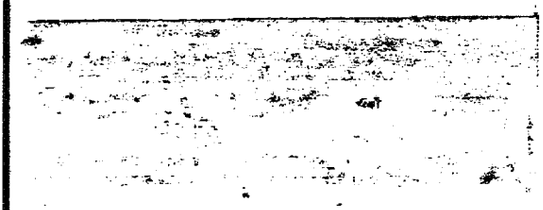
My commission expires _____

Notary Public

WARRANTY DEED
FROM
Frank Joyce
TO
James McClain

RETURN TO:
William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

4401 01/10 3101 03CHECK 56.17



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8273 PAGE 503

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 14900.00
CON TX 49.17
PRFEE 1.00
MTGFEE 6.00
TOTAL 56.17
CHECK 56.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/10/91 01 13:20 0001 4401

85138

IDENTIF. REFERENCE

JAN 10 1 21 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 388283