PREPARED BY (AND RETURN TO):
**WILKINS & IVEY, Attorneys**
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31274)
Dav. Co. File: Box 8

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 119714.00

Affiant

Sworn and subscribed before me this 6th day of November, 1991.

Notary Public

My Comm. Expires: Sept 16, 1995

**ADDRESS NEW OWNER:**
Edward Rowen Joyce, III
1028 Woodvale Drive
Nashville, TN 37204

**MORTGAGEE:**
Atlantic Coast Mortgage Company
12700 Fair Lakes Circle St. 400
Fairfax, VA 22033

**MAP-PARCEL NUMBERS**
131-4-135

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **JoAnn Harwell, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward Rowen Joyce, III and spouse, Stacey P. Joyce,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 of Block 16 on the Map of College Park Subdivision, as of record in Book 843, page 29.

SAID Lot No. 13 fronts 67 feet 9 inches on the northerly side of Woodvale Drive and extends back 150 feet on the westerly line and 175 feet on the easterly line to a dead line in the rear, measuring 149 feet 8 inches thereon.

BEING the same property conveyed to Jo Ann Harwell whose husband Joseph H. Harwell, has since died, by deed from Carl E. Spurlock, a widower, of record in Book 4425. page 662, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

6.1117. IDENTIFICATION REFERENCE Nov 11 11 56 AM '91

8227 11/11 0101 03CHECK 449.89

**This is improved property, known as:** 1028 Woodvale Drive, Nashville, TN 37204

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 6th day of November, 1991.

Jo Ann Harwell

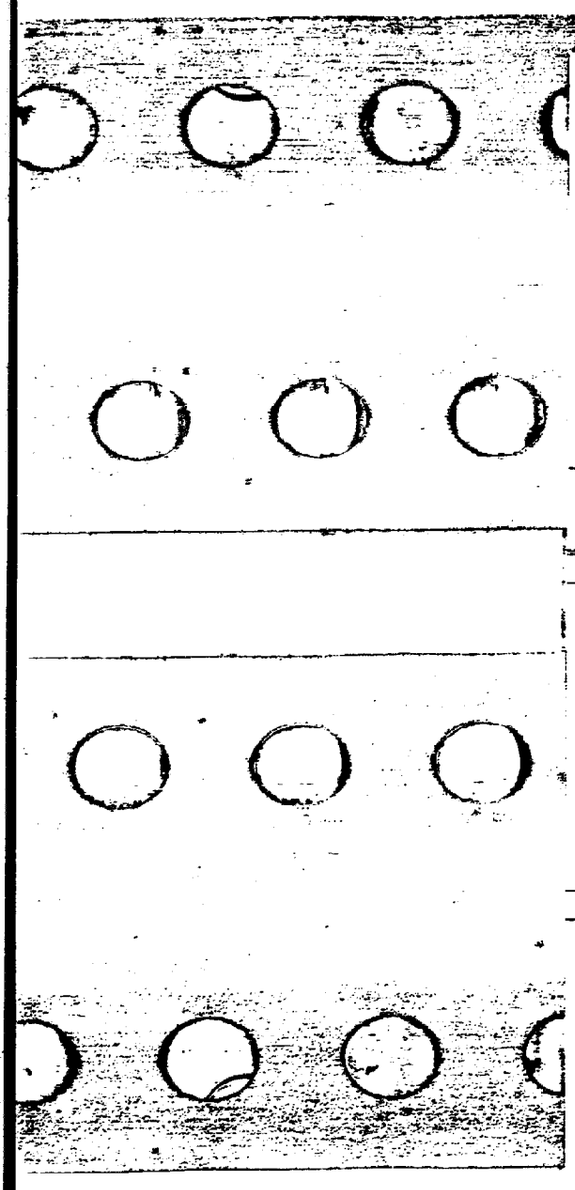
**JoAnn Harwell**

**State of Tennessee**
**County of Davidson**

On this 6th day of November, 1991, before me the undersigned authority, personally appeared JoAnn Harwell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8483 PAGE 502

| | | |
|---|---|---|
| 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 | |
| | | | | 119714.00 |
| | | | CON TX | 442.89 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 449.89 |
| | | | CHECK | 449.89 |
| 11/11/91 | 01 | | 11:57 0001 | 8227 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.1.1.7.

IDENTIFICATION REFERENCE

Nov 11 11 58 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 475346