BOOK 9560 PG 930

21865

IDENTIFICATION REFERENCE

This instrument prepared by:
CHEATHAM & PALERMO, ATTORNEYS
43 Music Square West
Nashville, TN 37203

DEC 30 PM 1:12

WARRANTY DEED

FROM: JAMES DRAKE JEFFRIES and ROSE PALERMO

PICK-UP

TO: ALEXIS JONES JOYCE

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Alexis Jones Joyce	Same	Map 159
1101 Otter Creek Road		Parcel 70.1
Nashville, TN 37220		

3161 12/30 0101 03CHEEK 693.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Alexis Jones Joyce
Affiant

Subscribed and sworn to before me, this the 30th day of December, 1994.

Notary Public

My commission expires: 1-24-98

FOR AND IN CONSIDERATION OF the payment of installments due under the Agreement for Sale of Real Estate dated December 31, 1983, recorded at Book 6208, page 504, Register's Office of Davidson County, Tennessee, by the Grantee herein to F.W. Jeffries and Eloise M. Jeffries, and the payment of the entire remaining unpaid balance due under such Agreement to the undersigned, upon delivery of this instrument, receipt of which is hereby acknowledged, we, James Drake Jeffries and Rose Palermo, as Co-Executors of the estate of Eloise M. Jeffries, deceased, have bargained and sold, and do transfer and convey unto Alexis Jones Joyce, his heirs and assigns, all right, title and interest in and to the following described property:

A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 2 in the subdivision of the F.W. Jeffries Property, of record in Book 5800, page 113, in said Register's Office, which tract is more particularly described in said subdivision plat, according to a survey by Barry Greer and Associates, Registered Land Surveyor, and containing 2.12 acres, more or less, according to said survey and subdivision plat.

This conveyance includes a thirty-foot wide easement and right of way from the above described property to Otter Creek Road originally granted by the L & N Railroad by an instrument of record in Book 1291, page 578, in said Register's Office.

Being the same property which was the subject of the Agreement for Sale of Real Estate between F.W. Jeffries and wife, Eloise M. Jeffries, and Alexis Jones Joyce, dated December 31, 1983, and recorded at Book 6208, page 504, in said Register's Office. F.W. Jeffries died on November 2, 1991, leaving his wife, Eloise M. Jeffries, owner as surviving tenant by the entirety of

the above described property, which was conveyed to the said Mr. and Mrs. Jeffries by deed from Fred H. Hall and wife, Birdie J. Hall, dated August 19, 1964, and recorded at Book 3812, page 362, in said Register's Office. The said Eloise M. Jeffries died on October 22, 1994, leaving as her sole surviving issue, heirs, and legatees her two sons, Frank Wallace Jeffries III and James Drake Jeffries. The said grantors execute this deed to fulfill the terms of the aforesaid Agreement for Sale of Real Estate, F.W. Jeffries and Eloise M. Jeffries having ceased to occupy the property by reason of their deaths, and pursuant to the authority granted them to convey this property to carry out the terms of said Agreement at Tennessee Code Annotated Section 66-4-101, the said Rose Palermo and James Drake Jeffries having been duly appointed and serving as the representatives of the estate of Eloise M. Jeffries, as Co-Executors, the same being shown of record in Cause No. 94P1756 in the Probate Court of Davidson County, Tennessee.

This is improved property known as 1101 Otter Creek Road, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD the said real estate together with the appurtenances, estate, title, and interest belonging to the said Alexis Jones Joyce, his heirs and assigns, forever. We covenant that we are authorized to make this conveyance by the heirs of Eloise M. Jeffries, who are lawfully seized and possessed of said real estate in fee simple, that we 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 Alexis Jones Joyce, his heirs and assigns against the lawful claims of all persons.

James Drake Jeffries — Rose Palermo

JAMES DRAKE JEFFRIES — ROSE PALERMO
CO-EXECUTORS OF THE ESTATE OF ELOISE M. JEFFRIES, DECEASED

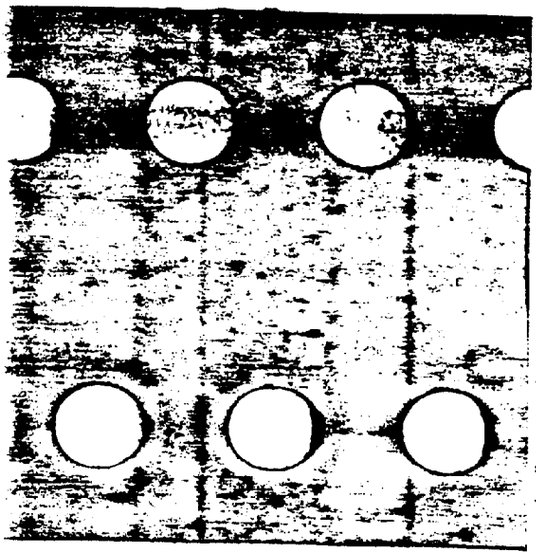
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jane Ann Wheeler, a Notary Public in and for said County and State, James Drake Jeffries and Rose Palermo, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of December, 1994.

Jane Ann Wheeler
Notary Public

My commission expires: 7/26/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

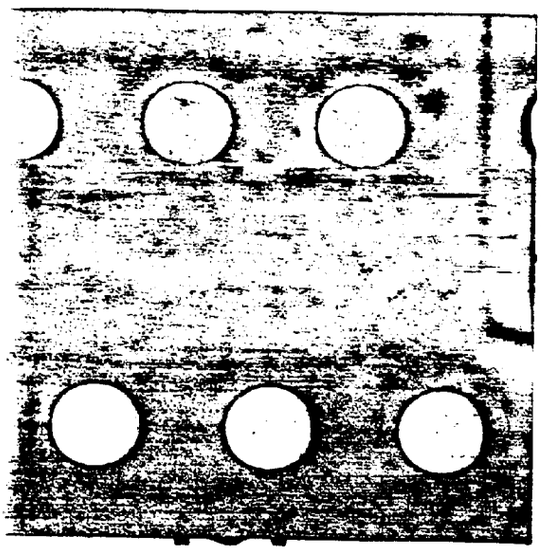
RECEIVED OF _____

FOR _____

BOOK 9560 PG 932

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
185000.00
CON TX 684.50
PRFEE 1.00
~~RFEE 8.00~~
~~TOTAL 693.50~~
CHECK 693.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/94 01 16:12 0001 8164

94 DEC 30 PM 4:13

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

21865
IDENTIF. & REFERENCE

No. 868047