ADDRESS NEW OWNER AS FOLLOWS:	PREPARED BY:	TAX ID. NUMBER:
THE STATE OF TENNESSEE 312 8TH AVENUE NORTH 15TH FLOOR NASHVILLE, TN 37243-0299 (TAX EXEMPT)	WELDON B. WHITE, JR. 631 SECOND AVENUE SOUTH SUITE 3F NASHVILLE, TN 37210	159-00-208 159-00-70.01

BOOK 10291 PG 461

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FIFTY THOUSAND DOLLARS ($750,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ALEXIS JONES JOYCE, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THE STATE OF TENNESSEE, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Tract I: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Subdivision of F. W. Jeffries Property of record in Book 5800, page 113, Register's Office, Davidson County, Tennessee, as follows:

Beginning at a pin in the southwest corner of Lot No. 2 on said Plan; thence North 81 degrees 15 Minutes 00 Seconds West, 510.07 feet to a pin; thence North 24 degrees 56 Minutes 08 Seconds East, 37.04 feet to a pin; thence, North 36 degrees 24 Minutes 08 Seconds East, 406.70 feet to a pin; thence South 87 degrees 29 Minutes 40 Seconds East, 515.18 feet to a pin; thence South 39 degrees 01 Minutes West 31.10 feet to a pin; thence North 87 degrees 29 Minutes 40 Seconds West 137.38 feet to a pin; thence South 5 degrees 07 Minutes 05 Seconds West 23.17 feet to a pin; thence South 10 degrees 33 Minutes 59 Seconds West 50.17 feet to a pin; thence South 21 degrees 25 Minutes 21 Seconds West, 142.04 feet to a pin; thence South 13 degrees 49 Minutes 25 Seconds West 198.97 feet to the point of beginning, and containing 4.22 acres.

Together with the right to use that certain right-of-way easement between the property above described and Otter Creek Road, as described in and granted by an instrument of record in Book 1291, page 578, said Register's Office.

Being the same property conveyed to Alexis Jones Joyce by deed from F. W. Jeffries and wife Eloise M. Jeffries of record in Book 5960, page 634, said Register's Office.

Tract II: A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 2 in the Subdivision of the Jeffries Property, of record in Book 5800, page 113, in said Register's Office, which tract is more particularly described in said Subdivision Plat, and containing 2.12 acres.

The above descriptions are according to a survey by Barry Greer and Associates, Registered Land Surveyor No. 211.

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 conveyed to Alexis Jones Joyce by deed from James Drake Jeffries and Rose Palermo, as Co-Executors of the Estate of Eloise M. Jeffries, deceased, of record in Book 9560, page 930, said Register's Office.

The legal description of the property described above is the same as the one contained in the previous deed of record.

This conveyance is subject to all matters shown on the Plan of record in Book 5800, page 113, said Register's Office.

TO HAVE AND TO HOLD THE SAID TRACTS OR PARCELS OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS SUCCESSOR AND ASSIGNS, FOREVER; AND I DO COVENANT WITH THE SAID GRANTEE THAT I AM 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 I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEE, ITS SUCCESSORS 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.

CAYCE M. JOYCE, WIFE OF ALEXIS JONES JOYCE, JOINS IN THIS CONVEYANCE IN ORDER TO CONVEY AND WAIVE ANY MARITAL OR INHERITANCE RIGHTS ~~HE~~ SHE MIGHT HAVE THEREIN.

WITNESS OUR HANDS THIS 16th DAY OF December, 1996.

ALEXIS JONES JOYCE

CAYCE M. JOYCE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Alexis Jones Joyce and wife, Cayce M. Joyce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) the bargainors, who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal at office, this 16th day of December 1996.

Loretta B. Langum
Notary Public

My Commission Expires: 5/23/98

LORETTA B. LANGUM NOTARY PUBLIC

02561114

IDENTIF. ↑ REFERENCE

96 DEC 16 PM 12:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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