Box 41

BOOK 10374 PG 268

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Darrmita F. Joyce 3136 Ewingwood Dr. Nashville, TN. 37207	Same as New Owner	P/O Map 22 Parcel 31 Field Book 14D 24600

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHASE POINTE PROPERTIES, L.L.C., a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto DARRMITA F. JOYCE, a single woman, hereinafter referred to as the "GRANTEE", her heirs or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 50 on the Plan of Chase Pointe, Section Two of record in Book 9700 at page 301, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> GRANTOR further conveys to the GRANTEE, its successors or assigns, a 1/55 interest in the common areas of Chase Pointe, all sections, including but not limited to the two lights at the entrance way, the stone walls at the entrance way, the berm on Union Hill Road and all surrounding areas.
>
> Being a part of the same property conveyed to Chase Pointe Properties, L.L.C., a Tennessee Limited Liability Company, by deed from Billy W. Spain and wife, Shelby Jean Spain, of record in Book 9950, page 594, Register's Office for Davidson County, Tennessee.
>
> The foregoing description was prepared from a survey dated November 2, 1995, by Roger H. Fuqua, Ragan-Smith-Associates, Inc., Registered Land Surveyor, No. 502.
>
> This is unimproved property in Davidson County, Tennessee.

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, her heirs or assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which will be paid, in full, without proration, by the GRANTEE, when due.

2. Subject to minimum building setback lines to be determined by zoning regulations.

3. Subject to Restrictive Covenants for Chase Pointe (All Sections) of record in Book 9948, page 904, Register's Office for Davidson County, Tennessee.

4. Subject to public utility and drainage easements and all other matters for said lot as shown on the plan of record in Book 9700, page 301, Register's Office for Davidson County, Tennessee.

And the GRANTOR, does further covenant and bind itself, its successors, representatives or assigns to warrant and forever defend the title to the said land to the said GRANTEE, her heirs or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 4th day of March, 1997.

"GRANTOR"

CHASE POINTE PROPERTIES, L.L.C.
a Tennessee Limited Liability Company

BY: _____
BILLY W. SPAIN, Chief Manager

BY: _____
SHELBY JEAN SPAIN, Secretary

"GRANTEE"

_____
DARRMITA F. JOYCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared BILLY W. SPAIN and SHELBY JEAN SPAIN, with whom I am personally acquainted and who acknowledged themselves to be the Chief Manager and Secretary, respectively, of CHASE POINTE PROPERTIES, L.L.C., a Tennessee Limited Liability Company, the bargainor, and as such Chief Manager and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of CHASE POINTE PROPERTIES, L.L.C by themselves as Chief Manager and Secretary.

WITNESS my hand and official seal, this the 4th day of March, 1997.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARRMITA F. JOYCE, a single woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 4th day of March, 1997.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $24,500.00.

_____
Affiant

Sworn to and subscribed before me, this the 4th day of March, 1997.

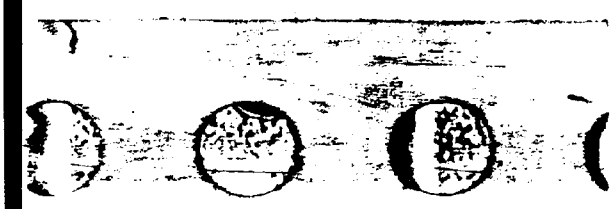
_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:

02004.36
IDENTIFICATION REFERENCE

MAR 10 1997 5:0 DAVIDSON COUNTY TN

$20.25 0101 03/07/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

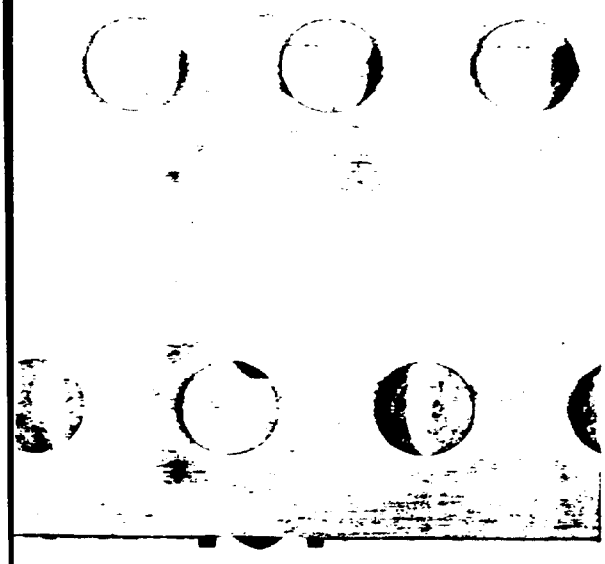
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 24500.00
				CON TX 90.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 99.65
				CHECK 99.65

03/10/97 01 10:57 0001 4360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



02804 36

IDENTIF. REFERENCE

97 MAR 10 AM 10:57

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1124731