WARRANTY DEED

STATE OF TENNESSEE BOOK 10445 PG 798
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 283,276.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: January 17, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELIZABETH M. DUBUQUE (NAME)	Elizabeth M. Dubuque ~~FIRST AMERICAN NATIONAL BANK~~ (NAME)	MAP 131-5-C
109 FOREST PLACE CIRCLE (ADDRESS)	109 Forest Place Circle ~~FIRST AMERICAN CENTER~~ (ADDRESS)	PARCEL 109CO
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	NASHVILLE, TN ~~37237-0209~~ 37215 (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, MICHAEL L. JOYCE, AND WIFE, SHARON G. JOYCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH M. DUBUQUE, MARRIED

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:

Situated in Davidson County, Tennessee, and being described as follows:

A part of Hillsborough Condominiums tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee; said part hereby conveyed being:

UNIT 109 on the said section plat, as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.

TOGETHER with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to MICHAEL L. JOYCE by deed from FIRST AMERICAN NATIONAL BANK of record in Book 10055, page 462, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 109 FOREST PLACE CIRCLE, NASHVILLE, TENNESSEE 37215
(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 30th day of April 19 97

MICHAEL L. JOYCE

SHARON G. JOYCE BY HER ATTORNEY IN FACT MICHAEL L. JOYCE by Michael L. Joyce POA

BOOK 10445 PG 799

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 MICHAEL L. 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 NASHVILLE, Tennessee, this 30th day of April 19 97

Commission expires January 17, 1999

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of APRIL, 1997 before me personally appeared MICHAEL L. JOYCE, to me known (or proven to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument on behalf of SHARON G. JOYCE, and acknowledged that he executed the same as the free act and deed of said SHARON G. JOYCE

Witness by hand and official seal at Nashville, Tennessee, this 30th day of APRIL, 1997.

Camille A Smith
NOTARY PUBLIC CAMILLE A. SMITH

My Commission Expires 1/17/99

LEGAL DESCRIPTION CONTINUATION

The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hillsborough Condominiums, of record in Book 6822, page 721, said Register's Office, and By-Laws of record in Book 6822, page 747, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 7681, Page 534, Book 6566, page 4; Book 6674, page 583, said Register's Office; easements of record in Plat Book 1130, page 7; Book 6229, page 484, Book 4161, page 814, Book 4403, page 627; Book 6303, page 601, book 6702, page 330, and Book 4377 page 710, said Register's Office; easements of record in Book 6629, page 484, and in Book 6229, page 484, said Register's office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantor(s) herein.

Sharon G. Joyce, wife, of the above named Michael L. Joyce, joins in this Conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This instrument is being executed in behalf of Sharon G. Joyce, pursuant to a Power of Attorney of record in Book 9762, page 343 and rerecorded in Book 9851, page 568, said Register's Office.

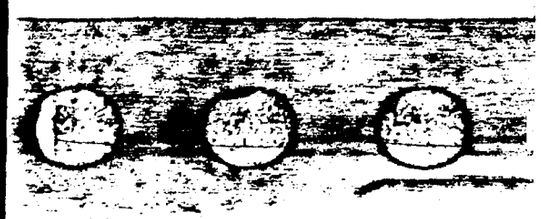
8270 05/07 0101 03CHECK 1061.13

0302403

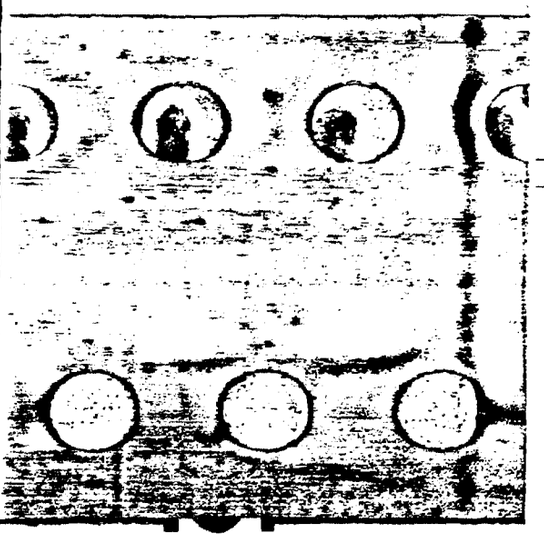
IDENTIF. & REFERENCE

97 MAY -7 AM 10:55

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.







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

RECEIVED OF _____

FOR _____

BOOK 10445 PG 801

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	
				283276.00
			CON TX	1048.13
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1061.13
			CHECK	1061.13
05/07/97	01		10:58 0001	8270

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302403
IDENTIF. ↑ REFERENCE

97 MAY -7 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148330