BOOK 10748 PG 107

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
DAY OF January 19 98

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 5/27/2000
(AFFIX SEAL)

MAJ 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 |
|---|---|---|
| CHARLES E. BLANKENSHIP, JR. | SAME | MAP 131-5 |
| (NAME) | (NAME) | |
| 105 FOREST PLACE CIRCLE | | GROUP C |
| (ADDRESS) | (ADDRESS) | |
| NASHVILLE, TENNESSEE | | PARCEL 105 |
| (CITY) (STATE) (ZIP) | (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, Joyce Development, LLC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Blankenship, Jr. and wife, Madeleine G. Blankenship, as equal tenants in common

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:

Land in Davidson County, Tennessee, being Unit No. 105 of Hillsborough Condominiums, a horizontal property regime established by Master Deed of record in Book 6822, page 721, Register's Office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Joyce Development, LLC., by deed from Michael L. Joyce and wife, Sharon G. Joyce of record in Book 10462, Page 779, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

98 JAN -6 PM 1:34
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0387341

unimproved ( )
This is improved ( X ) property, known as 105 FOREST PLACE CIRCLE, NASHVILLE, TENNESSEE
(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 5th day of January 19 98

JOYCE DEVELOPMENT, LLC.

By:

MICHAEL L. JOYCE, CHIEF MANAGER

BOOK 10748 PG 108

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared MICHAEL L. JOYCE and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the CHIEF MANAGER and _____ respectively of the JOYCE DEVELOPMENT, LLC the within named bargainor, and corporation, and that he as such CHIEF MANAGER 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 MICHAEL L. JOYCE as such CHIEF MANAGER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 5th day of January 1998.

My commission expires 5/28/2000

Catherine R. Tice
Notary Public

CATHERINE R. TICE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

8999 01/06 0101 03CHECK 1091.25

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10748 PG 109

| | | |
|---|---|---|
| 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
292500.00
CON TX 1082.25
PRFEE 1.00
WDEED 8.00
TOTAL 1091.25
CHECK 1091.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/06/98 07 15:50:0001 8999

0387341
IDENTIF. # REFERENCE

98 JAN -6 PM 1:34
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.**1239678