BK# 10808 PG 796

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 288,370.88

Kathie G. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 19 98

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires September 23, 2000

MY COMMISSION EXPIRES: 9/23/2000
(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
KATHIE G. THOMAS	GMAC MORTGAGE CORPORATION	MAP NO. 131-5
(NAME)	(NAME)	
101 FOREST PLACE CIRCLE	100 WITMER ROAD	GROUP C
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE	HORSHAM, PA 19044	PARCEL NO. 101
(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., a Tennessee limited liability company
COMPANY
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHIE G. THOMAS, unmarried

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. 101 of Hillsborough Condominiums, of record in Plat Book 6250, page 699, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joyce Development by Quit Claim 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.

JOYCE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY FORMERLY KNOWN AS JOYCE DEVELOPMENT, ARE ONE AND THE SAME COMPANY.

unimproved ( )
This is improved (X) property, known as 101 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 12th day of February, 19 98

JOYCE DEVELOPMENT, LLC

MICHAEL L. JOYCE, CHIEF MANAGER

MAIL ENV.

98 FEB 25 AM 10:55

040610

REFERENCE

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 _____

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 11th day of February 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 he oath(s) acknowledged him to be the Chief Manager and _____ respectively of the Joyce Development, LLC 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 Michael L. Joyce as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 12 day of February 19 98.

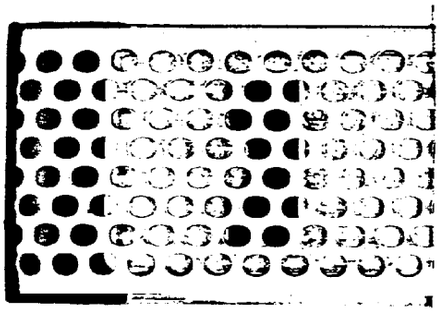
My commission expires 5/28/2000

Catherine R. Tice

Notary Public

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

7568 02/25 0101 03CHECK 1075.97



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

RECEIVED OF _____

FOR _____

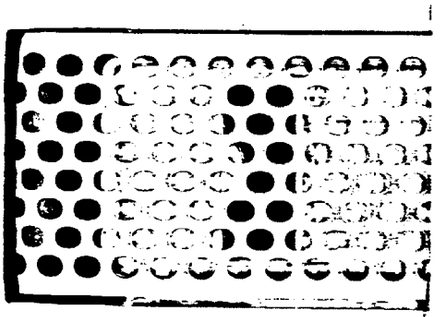
BOOK 10808 PG 798

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
288370.88
CON TX 1066.97
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 1075.97
CHECK 1075.97

02/25/98 01 10:54 0001 7568



0404610
IDENTIF. & REFERENCE

98 FEB 25 AM 10:55

DAVIDSON COUNTY TN

No. 1258040