WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10938 PG 380

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

First Title & Escrow Co., Inc. #15570

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul G. Joyce & Emily A. Clark (NAME)	SunTrust Bank (NAME)	MAP 146-10
811 Evansdale Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O BOX 305110 (STREET ADDRESS)	PARCEL 46
Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37230-5710 (CITY) (STATE) (ZIP)	FB# OH 13110

FOR AND IN 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,

JAMES E. HAMILTON AND WIFE, JUDY S. HAMILTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL G. JOYCE, a 19% undivided interest, and EMILY A. CLARK an 81% undivided interest, as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 26 on the Plan of Forest Park, as of record in Plat Book 2900, page 122, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James E. Hamilton and spouse, Judy S. Hamilton by deed from John C. Sallis and spouse, Lois P. Sallis of record in Book 9770, page 920, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Agreement of record in Book 3162, page 513; and (3) All matters appearing on the Plan of record in Plat Book 2900, page 122, said Register's Office.

98 MAY 19 PM 2:39

DAVIDSON COUNTY REGISTER

04399979

IDENTIF. & REFERENCE

9509 05/19 0101 03CHECK 1044.63

unimproved ( )
This is improved (XXXX) property, known as 811 Evansdale Drive, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of May, 19 98

James E. Hamilton
JAMES E. HAMILTON

Judy S. Hamilton
JUDY S. HAMILTON

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. HAMILTON AND WIFE, JUDY S. HAMILTON with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of May, 19 98

My commission expires 9/23/2000 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 19 98

MY COMMISSION EXPIRES: 9-23-00 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JAMES E. HAMILTON AND WIFE, JUDY S. HAMILTON

TO

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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
279900.00
CON TX 1035.63
PRFEE 1.00
WDEED 8.00
TOTAL 1044.63
CHECK 1044.63
05/19/98 01 14:40 0001 9509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0439979
IDENTIF. # REFERENCE

98 MAY 19 PM 2:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1295494