60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

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ADDRESS NEW OWNER:
James Michael Lucas
156 Holt Hills Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First American National Bank
First American Center, NA7282
Nashville, TN 37237-7282

MAP 172-15
GROUP A
PARCEL 53.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul G. Joyce, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **James Michael Lucas and wife, Julie Jones Lucas**, 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 Lot No. 65 on the Plan of Holt Woods, Section Five, of record in Book 9700, page 10, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Paul G. Joyce, by deed from Yadzian Construction, Inc. of record in Book 10181, page 129, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 156 Holt Hills Road, Nashville, Tennessee 37211.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 11th day of September, 1998.

Paul G. Joyce

Paul G. Joyce

IDENTIF. ↑ REFERENCE 048977

98 SEP 21 AM 9:07
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul G. Joyce, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of September, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

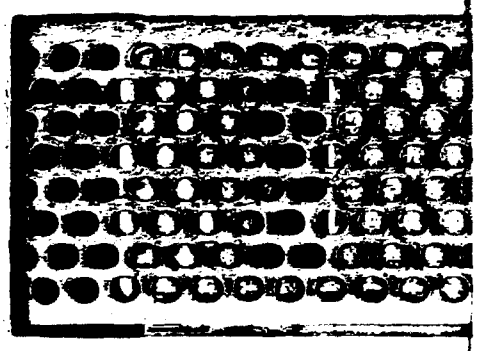
AFFIANT

Subscribed and sworn to before me on this 15th day of September, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

2853 09/21 0101 03CHECK 584.50



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

RECEIVED OF _____

FOR _____

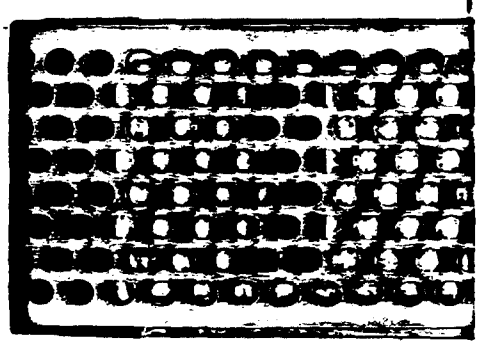
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 584.50
CHECK 584.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/21/98 01 09:07 0001 2053



0489777
IDENTIF. ↑ REFERENCE

98 SEP 21 AM 9:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1348216