48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00

James F. McKinnis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 99

NOTARY PUBLIC AT LARGE (AFFIX SEAL)
CATHERINE A. TUCKER NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Catherine A. Tucker
Notary Public

MY COMMISSION EXPIRES: 3-28-2000

THIS INSTRUMENT WAS PREPARED BY
KAY B. HOUSCH, ESQ. BPR#010995, 214 SECOND AVENUE NORTH, STE TWO, NASHVILLE, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. MCKINNIS (NAME)	CTX MORTGAGE COMPANY (NAME)	MAP 131-5
604 CLAYBORNE COURT (ADDRESS)	5900 MEMORIAL PARK, STE. 100 (ADDRESS)	GROUP C
NASHVILLE, TENNESSEE 37215 (CITY) (STATE) (ZIP)	HOUSTON, TEXAS 77007 (CITY) (STATE) (ZIP)	PARCEL 604

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 COMPANY, L.L.C, TENNESSEE LIMITED LIABILITY CO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. MCKINNIS, 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:

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 604 on the said section plat, as shown 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 apprutences 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 part of the same property conveyed to Joyce Construction Company, LLC by deed from First American National Bank of Nashville, of record in Book 10568, page 290, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 604 CLAYBORNE COURT, 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 7th day of January 19 99

JOYCE DEVELOPMENT COMPANY, L.L.C, TENNESSEE LIMITED LIABILITY CO

By: Vice Pres., D.C.

MICHAEL L. JOYCE, CHIEF MANAGER

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 COMPANY, L.L.C 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 7th day of January 1999.

My commission expires 5-28-2000

Catherine R Tice
Notary Public

CATHERINE R. TICE
LARGE
DAVIDSON COUNTY, TENN.

0534984
RECEIVED & REFERENCE

99 JAN 11 PM 12:32
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN

0945 01/11 0101 02CHECK 1213.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11291 PAGE 168

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT

325000.00
CON TX 1202.50
PRFEE 1.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
VOID
PRFEE 1.00-
TOTAL 1213.50
CHECK 1213.50

01/11/99 01 12:30 0001 0945

0534984
IDENTIF. & REFERENCE

99 JAN 11 PM 12:32
BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410306