Box 2

BOOK 11512 PG. 436

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. TICE LARGE

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LISA A. RUBLE	FT MORTGAGE COMPANIES D/B/A	MAP 103-10
(NAME)	(NAME)	
5712 VINE RIDGE DRIVE	111 WESTWOOD PLACE, STE. 109	PARCEL 54
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	BRENTWOOD, TN 37027	
(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, R. MITCHELL JOYCE AND HUSBAND, MICHAEL G. JOYCE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISA A. RUBLE AND HUSBAND, JAMES E. GRAHAM

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. 69 on the Plan of Section 4, Brookside Courts Addition No. 4, of record in Book 2083, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 85.00 feet on the northwesterly margin of Vine Ridge Drive and extends back, 227.4 feet on the northwesterly line and 270 feet on the southwesterly line, to a dead line in the rear, measuring 75.7 feet thereon.

Being the same property conveyed to R. Mitchell Joyce and Michael G. Joyce, wife and husband, by deed from Larry J. Gipson and wife, Amy H. Gipson of record in Book 8017, Page 252, Register's Office for Davidson County, Tennessee.

5423 06/04 0101 03CHECK 640.00

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2083, page 59; of record in the Register's Office for Davidson County, Tennessee.

99 JUN -4 PM 1:20
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

059581 1

unimproved ( )
This is improved (X) property, known as 5712 VINE RIDGE DRIVE, NASHVILLE, TN 37205
(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 our hand s this 1st day of June, 19 99

R. MITCHELL JOYCE

MICHAEL G. JOYCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. MITCHELL JOYCE AND HUSBAND, MICHAEL G. JOYCE

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of June, 1999

Commission expires 5-28-2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ 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 _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

R. MITCHELL JOYCE AND HUSBAND, MICHAEL G. JOYCE

TO

LISA A. RUBLE AND HUSBAND, JAMES E. GRAHAM

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11512 PG. 438

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

0595811

IDENTIFICATION REFERENCE

99 JUN -4 PM 1:20

REGISTER
DAVIDSON COUNTY, TN.

MAMT
170000.00
ERR CO
MAMT
170000.00-
CAMT
170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 640.00
CHECK 640.00

06/04/99 01 13:24 0001 5423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469926