THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 120,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2000

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CORTLAND D. JOYCE 1816 Ordway Place Nashville, Tennessee 37206	SAME	MAP 83-10 PARCEL 245

Davidson County DEEDWARR
Recvd: 11/30/00 14:47 2pgs
Fees:11.00 Taxes:444.00

20001130-0117687

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND NO/100------ ($ 120,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , LARRY O. HANSON AND WIFE, SUSAN T. HANSON hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto CORTLAND D. JOYCE, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 12.0 feet of Lot No. 304, all of Lots Nos. 305 and 306 and the westerly 18.0 feet of Lot No. 307 on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 304 fronts 12.0 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back 127.4 feet on the easterly line and 127.6 feet, more or less, on the westerly line to an alley and measures 12.0 feet thereon. Said Lot No. 305 fronts 30.0 feet on the southerly side of Ordway Place and runs back 127.4 feet on the westerly line and 126.9 feet on the easterly line to an alley and measures 30.0 feet thereon. Said Lot No. 306 fronts 34.5 feet on the southerly side of Ordway Place and runs back 126.9 feet on the westerly line and 126.3 feet on the easterly line to an alley and measures 34.5 feet thereon. Said part of Lot No. 307 fronts 18.0 feet on the southerly side of Ordway Place and runs back 126.3 feet on the westerly line and 126.0 feet, more or less, on the easterly line to an alley and measures 18.0 feet thereon.

BEING the same property conveyed to Larry O. Hanson and wife, Susan T. Hanson, by deed from the Estates of Henry Theodore Kelly, Dennis Crawford Kelly and William D. Kelly by Susan K. Bryant, Executrix, of record in Book 11385, page 874, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1816 Ordway Place, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR s COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McEwen Place of record in Book 332 , page 133 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 22nd day of November, 2000.

LARRY O. HANSON

SUSAN T. HANSON

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 LARRY O. HANSON AND WIFE, SUSAN T. HANSON, 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 this 22nd day of November, 2000.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____.

My Commission Expires: _____

Notary Public