(6)

Exp 31
pbms

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/00 16:17 2pgs
Fees:11.00 Taxes:925.00

20001201-0118346

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2000

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE
Carolyn R. Bullion
My Commission Expires
February 09, 2003
STATE OF TENNESSEE
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SEBASTIAN JOYCE (NAME)	SUNTRUST BANK (NAME)	155-16-A-96CO
4804 TRACEWAY DRIVE (ADDRESS)	1 PARK PLACE, N.E. (ADDRESS)	
NASHVILLE, TN 37221 (CITY) (STATE) (ZIP)	ATLANTA, GA 30303 (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, TROY JOHNSON AND DENISE A. JOHNSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SEBASTIAN JOYCE AND ASHA J. JOYCE, HUSBAND AND WIFE

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. 151, on the Plan of TRACESIDE, SECTION THREE, RESIDENTIAL PLANNED UNIT DEVELOPMENT, of record in Book 9700, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to TROY JOHNSON AND DENISE A. JOHNSON, HUSBAND AND WIFE, by deed from Centex International, Inc., of record in Book 11007, page 791, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of TRACESIDE, SECTION THREE, RESIDENTIAL PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9236, page 504; Book 9435, page 493; and Book 9677, page 675; and By-Laws of record in Book 9668, page 894; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 4804 TRACEWAY DRIVE, NASHVILLE, TN 37221
(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 30th day of November, 2000

TROY JOHNSON
By: Troy Johnson By Denise Johnson
DENISE A. JOHNSON, ATTORNEY-IN-FACT

Denise A. Johnson
DENISE A. JOHNSON

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 DENISE A. JOHNSON, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 30th day of November, 2000.

Commission expires

Notary Public

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 DENISE A. JOHNSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of TROY JOHNSON, as his Attorney-in-Fact, as the free act and deed of the within named TROY JOHNSON.

WITNESS my hand and official seal at Nashville, Tennessee, this 30TH day of NOVEMBER, 2000.

My Commission Expires:
05/27/2001

NOTARY PUBLIC I. DYKE TATUM

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE