RECORD & RETURN TO:

First Title and Escrow Company, Inc.
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
File #20096
File Box #9B

Davidson County DEEDWARR
Recvd: 03/18/03 11:16 2pgs
Fees:13.00 Taxes:1180.30
20030318-0035707

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF February 2003.

NOTARY PUBLIC

11-25-2006

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
MUDTER MORGAN & PATTERSON
2000 Richard Jones Road, Suite 110
Nashville, TN 37215
Tele: 615-383-0711 Fax: 615-383-2605
Our File #20096

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John H. Arriola Michelle E. Arriola 811 Evansdale Drive Nashville, TN 37220	Suntrust Mortgage, Inc. ISAOA, ATIMA P.O. Box 57028 Irvine	146.10-046.00

FOR AND IN CONSIDERATION 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 and spouse, Emily A. Clark, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto John H. Arriola and spouse, Michelle E. Arriola, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Forest Park, as of record in Plat Book 2900, page 122, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Paul G. Joyce, at 19% undivided interest, and Emily A. Clark, an 81% undivided interest, as tenants in common by deed from James E. Hamilton and wife, Judy S. Hamilton of record in Book 10938, page 380, said Register's Office.

FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 811 Evansdale Drive
Nashville, TN 37220

The conveyance of the above-described parcel of land is subject to the following:

1. 2003 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. All matters appearing on the Plan of record in Plat Book 2900, page 122, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 811 Evansdale Drive, Nashville, TN 37220.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 28 day of February, 2003.

Paul G. Joyce

Paul G. Joyce

Emily A. Clark

Emily A. Clark

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Paul G. Joyce and Emily A. Clark to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal this 28 day of February, 2003.

Donald E. Knieen

NOTARY PUBLIC

DONALD E. KNIEEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

11-25-2006