RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED Davidson County DEEDWARR Recvd: 06/20/07 12:52 2 pgs Fees:13.00 Taxes:1110.00 20070620-0073699	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**. Affiant Subscribed and sworn to before me, this the 14th day of June, 2007. Notary Public My commission expires: March 7, 2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Cortland Joyce** **Maureen Joyce**	Send Tax Bills To: Cortland Joyce	Map-Parcel Numbers **Map 117-4, Parcel 168.00**
2704 Oakland Avenue	1511 Linden Avenue	
Nashville, TN 37212	Nashville, TN 37212	

FOR AND IN 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,

Madge W. Larabee, as devisee under the Last Will and Testament of Margarite C. Moses and Jody Lu Larabee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cortland Joyce and Maureen 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 part of Lot Nos. 40 and 41 on the Plan of Belmont Terrace, of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lots being the northerly 37 1/2 feet of Lot No. 40 and the southerly one-half, or 25 feet of Lot No. 41 and fronting together 62 1/2 feet on the easterly side of Oakland Avenue and running back between parallel lines 170 feet to an alley.

Being the same property conveyed to Herbert H. Moses and wife, Margarite C. Moses by deed from C. A. Folk and wife, Emma Gates Folk, dated December 23, 1932, of record in Book 898, Page 231, Register's Office for Davidson County, Tennessee. The said Herbert H. Moses having predeceased Margarite C. Moses and pursuant to the Last Will and Testament of Margarite C. Moses of record in Will Book 125, page 47, Probate Court for Davidson County, Tennessee, the property was devised to Madge W. Larabee, with a life estate to Madge W. Larabee and Jody Lu Larabee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Jody Lu Larabee joins in this conveyance to convey any interest she may have in the property pursuant to the Last Will and Testament of Margarite C. Moses.

The property conveyed herein is not the place of residence of the Grantors or their spouses.
This is Improved (__X__) Unimproved (____) property, known as: **2704 Oakland Avenue, Nashville, TN 37212**

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/our hand(s) this **14th** day of **June, 2007.**

Madge W. Larabee

Madge W. Larabee

Jody Lu Larabee

Jody Lu Larabee

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 **Madge W. Larabee and Jody Lu Larabee,** the bargainors, 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 Nashville, Tennessee, this **14th** day of **June, 2007.**

Jennifer L. Johnson

Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires: March 7, 2011