Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

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 $***839,050.00.

Affiant

Subscribed and sworn to before me this 30th day of June 2008.

Notary Public

My Commission Expires: 9.30.09

Davidson County DEEDWARR
Recvd: 07/08/08 09:21 2 pgs
Fees:13.00 Taxes:3104.49
20080708-0070017

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
John P. Ward 2704 Oakland Avenue Nashville, Tennessee 37212	SAME	MAP 117-04-0 PARCEL 168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eight Hundred Thirty-Nine Thousand Fifty and 00/100 Dollars ($***839,050.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, we, Cortland Joyce and wife, Maureen Joyce (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto John P. Ward, 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 northerly part of Lot No. 40 and the southerly part of Lot No. 41 on the Map of Belmont Terrace, of record in Book 421, page 101, in the Register's Office for Davidson County, Tennessee, and described as being the northerly 37-1/2 feet of Lot No. 40 and the southerly one-half, or 25.0 feet of Lot No. 41, and fronting together 62 1/2 feet on the easterly side of Oakland Avenue, running back between parallel lines, 170 feet to an alley.

BEING the same property conveyed to Cortland Joyce and Maureen Joyce, husband and wife, by deed dated June 14, 2007, from Madge W. Larabee, as devisee under the Last Will and Testament of Margarite C. Moses and Jody Lu Larabee of record as Instrument No. 20070620-0073699 in the Register's Office for Davidson County, Tennessee,.

This is improved property known as 2704 Oakland Avenue, Nashville, Tennessee 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 GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, and 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 between the parties herein and assumed by the Grantee herein.

2. Matters, if any, shown on the Plan of Belmont Terrace of record in Book 421, Page 101, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and/or easements, if any, contained in former instruments of record pertaining to the subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land 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 30th day of June 2008.

Cortland Joyce

Maureen Joyce

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 Cortland Joyce and Maureen Joyce, 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 this 30th day of June 2008.

Notary Public

My Commission Expires: 9.30.09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY