WARRANTY DEED

BOOK 4273 PAGE 226

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John A. Bruce, Jr., et. ux. (NAME)	Guaranty Mortgage Company (NAME)	Map 25-07
404 Rosehill Court (STREET ADDRESS OR ROUTE NUMBER)	310 Union Street (STREET ADDRESS)	Par. 33
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37203 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*
Cash in hand paid by John A. Bruce, Jr. and wife, Cecelia D. Bruce and other good and valuable considerations, the receipt of which is hereby acknowledged including the assumption by the said Bruces of the balance owing on an indebtedness secured by a deed of trust of record in Book 3657, page 307, Register's Office for Davidson County, Tennessee, originally executed in the amount of $12,250.00 by Edward W. Chilton and wife, Bobbye June Chilton to Herschel Greer, Trustee and payable to Guaranty Mortgage Company;
We, Floyd A. McMurtry and wife, Nell Elizabeth McMurtry

have this day bargained and sold, and do hereby transfer and convey unto the said John A. Bruce, Jr. and wife, Cecelia D. Bruce, their ..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING a part of Lot No. 48 on the Plan of Ranchwood Estates, Section III, as of record in Book 3300, page 59 in the Reigster's Office for said County.

SAID part of Lot No. 48 fronts 85.0 feet on the easterly side of Rosehill Court and extends back between the original lot lines, the northerly line being 284.2 feet and the southerly line being 284.2 feet to a dead line in the rear.

BEING the same property conveyed to Floyd A. McMurtry and wife, Nell Elizabeth McMurtry, be deed from H. A. Swift and wife, of record in Book 3944, page 462, said Register's Office.

This Instrument Prepared By:
Thomas C. Binkley, Attorney
Court Square Bldg.
300 James Robertson Parkway
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,200.00

Subscribed and sworn to before me, this the 27th day of September 1968

Affiant John A. Bruce Jr.

My commission expires: July 24, 1972 (Affix Seal)

Notary Public Linda F. Hancock

This is unimproved (X) improved ( ) property, known as 404 Rosehill Court, Nashville, Tennessee (House Number) (Street) P. O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said John A. Bruce, Jr. and wife, Cecelia D. Bruce, their ..... *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* John A. Bruce, Jr. and wife, Cecelia D. Bruce, their ..... *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 27th *day of* September, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Floyd A. McMurtry

Nell Elizabeth McMurtry

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Linda F. Manchief, *a Notary Public in and for said County and State,* Floyd A. McMurtry and wife, Nell Elizabeth McMurtry

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 27th *day of* September, *19*68.

Linda F Manchief *Notary Public*

Commission expires July 24, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Floyd A. McMurtry, et. ux.

TO

John A. Bruce, Jr. et. ux.

A 14918

IDENTIF. REFERENCE

SEP 30 8 46 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 30 68	CONV	17,200.00				
SEP 30 68 S'TAX			A*	44.72		
SEP 30 68 PR'FEE			A*	.50		
SEP 30 68	W'DEED		A*	3.00	*	48.22

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return to: Kinney & Merkens, Inc.
1120 Plaza Professional Bldg.
Nashville, Tenn.