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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,500.00

Jack M. Stowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 69

William Edwin Bruce
Notary Public

MY COMMISSION EXPIRES: July 25, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Edwin Bruce Jr. (NAME) et ux	Fidelity Federal Savings and Loan Association (NAME)	Map 84 8
3017 Windemere Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 110
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	A1. 6 3D-69175

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, James W. Biffle and wife, Shirley P. Biffle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Edwin Bruce, Jr. and wife, Patsy A. Bruce,

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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 138, Lincoya Hills, Section 5, as of record in Book 2330, Page 35, Register's Office for said County.

Said Lot No. 138 fronts 108.8 feet on the westerly side of Windemere Circle and runs back 254.1 feet on the north side and 240.9 feet on the south side to the rear line which measures 41.8 feet.

Being the same property conveyed to the Grantors herein by deed from Norman E. Lundeen and wife, Virginia G. Lundeen, of record in Book 3570, Page 182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2435, Page 99, as amended in Book 2446, Page 547, Register's Office for Davidson County, Tennessee, and to easements and limitations shown on plat of record in Book 2330, Page 35, said Register's Office.

THIS INSTRUMENT PREPARED BY

CLARENCE O. INGRAM
Attorney at Law
[illegible] Nolensville Road
[illegible] 37211

This is { unimproved / improved } property, known as 3017 Windemere Circle, Nashville, Tennessee 37214
(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 hands this 28th day of July, 1969

James W. Biffle Shirley P. Biffle

James W. Biffle Shirley P. Biffle

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Biffle and wife, Shirley P. Biffle

the 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 28th day of July 1969

Commission expires July 28, 1970

Jack N Sloan
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

0/8697-9

WARRANTY DEED

FROM
JAMES W. BIFFLE ET UX

TO
WILLIAM EDWIN BRUCE, JR. ET UX

A 49045

IDENTIF. REFERENCE

JUL 29 2 27 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 29 69	CONV	24,500.00				
JUL 29 69 ST TAX			A*	63.70		
JUL 29 69 PR FEE			A*	.50		
JUL 29 69	W DEED		A*	3.00	*	67.20