BOOK 4446 PAGE 252

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000

June D McKinney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 19 70

William Blanchard
Notary Public

MY COMMISSION EXPIRES: Oct. 30, 1972
(AFFIX SEAL)

This Instrument Prepare By:
THOMAS, HALLIBURTON, GALLIN & FORTAS
122 Parkway Towers, Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Edward Bruce, etux (NAME)	UNITED MORTGAGEE SERVICING CORP (NAME)	Map. 91-15
4705 Elkins Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 346
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Pal

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, A.J. Burns; Thomas L. Burns; A.J. Burns, Trustee for Coleman P. Burns; Margaret B. Forte; Mary B. Mitchell; John W. Burns, Jr.; Veronica Burns Wanford; and Leon Michael Burns, and James M. Burns.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Edward Bruce, et ux, Harriet E. 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:

Being Lot No. 604 and the easterly 5 feet of Lot No. 606 of Block 27 on the plan of Charlotte Park Company's First Addition, as of record in Book 57 page 103 Register's Office for said County.

Said lot No. 604 and easterly part of lot No. 606 front together 55 feet on the southerly side of Elkins, formerly Second Avenue and run back between parallel lines 180 feet to an alley.

SEP 17 70	CONV	15,000.00			
SEP 17 70	S'TAX		A*	39.00	
SEP 17 70	PR'FEE		A*	.50	
SEP 17 70	W'DEED		A*	4.50	* 44.00

This is unimproved ( ) improved (X) property, known as 4705 Elkins Avenue (House Number) (Street) Nashville, Tennessee (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 2nd day of September, 19 70

/s/ A.J. Burns — /s/ Margaret B. Forte — /s/ Thomas L. Burns

/s/ Mary B. Mitchell — /s/ A.J. Burns Trustee for Coleman P. Burns — /s/ John W. Burns Jr.

/s/ Veronica Burns Wauford — /s/ Leon M. Burns — /s/ James M. Burns

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named Thomas L. Burns

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of September 1970

Commission expires 9-14-71 Virginia Phillips
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William L. Brooks, a Notary Public in and for said County and State, the within named A. J. Burns

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of Sept. 1970

Commission expires Oct. 30, 1973 William L. Brooks
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William L. Brooks, a Notary Public in and for said County and State, the within named Margaret B. Forte

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14 day of September 1970

Commission expires Oct. 30, 1973 William L. Brooks
Notary Public

A 90348

IDENTIF. T REFERENCE

SEP 17 3 23 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named Mary B. Mitchell

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3 day of September 1970

Commission expires 9-14-71 Virginia Phillips
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named A.J. Burns, Trustee for Coleman P. Burns

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3 day of September 1970

Commission expires 9-14-71 Virginia Phillips
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Virginia Phillips, a Notary Public in and for said County and State, the within named John W. Burns, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12 day of September 1970

Commission expires 9-14-71 Virginia Phillips
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William L. Brooks, a Notary Public in and for said County and State, the within named Veronica Burns Wauford

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of September 1970

Commission expires Oct. 30, 1973 William L. Brooks
Notary Public

STATE OF ~~TENNESSEE~~ N.C.
~~Davidson~~ Henderson County

Personally appeared before me, Marshall Watterson, a Notary Public in and for said County and State, the within named Leon Michael Burns

the bargainor, ~~with whom I am personally acquainted, said~~ who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville N.C., ~~Tennessee~~, this 9 day of September 1970

Commission expires Jan. 16, 1971 Marshall Watterson
Notary Public