BOOK 4587 PAGE 752

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 19 72

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney (NAME) 521 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Frank Bruce, etux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	
401 Hamblin Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 42-4
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Pcl. 33

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. Kelley and wife, Miriam Ruth Kelley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Frank Bruce and wife, Loretta Young 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 Davidson County, Tennessee, being Lot No. 90 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106, Register's Office for said County.

SAID Lot No. 90 begins at a point in the southerly margin of Hamblin Drive, the common front corner of Lots Nos. 90 and 91 on said Plan; thence southwardly 224.8 feet to a point; thence eastwardly 258.5 feet to a point in the westerly margin of Highland Circle; thence with the margin of same, northwardly 29.1 feet to a point; thence continuing in the same direction 104.6 feet to a point which is the beginning of a curve, with a radius of 25 feet; thence around said curve 35.75 feet to a point in the southerly margin of Hamblin Drive; thence westwardly with the margin of said Drive, 187.5 feet to the beginning.

BEING the same property conveyed to James W. Kelley (John W. Kelley) and wife, Miriam Ruth Kelley, by deed from Frederick E. Cowden, Jr., Substitute Trustee , of record in Book 4500, page 329, Register's Office for Davidson County, Tennessee. The said James W. Kelley and John W. Kelley are one and the same person.

This conveyance is subject to restrictive covenants of record in Book 2859, page 584; easements and setback lines as set forth on the above plan of record; and taxes for the year 1972 which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 401 Hamblin Drive (House Number) (Street) Madison, Tennessee 37115 (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 furtner 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 hand s this 24th day of March, 19 72

James W. Kelley

James W. Kelley

Miriam Ruth Kelley

Miriam Ruth Kelley

BOOK 4587 PAGE 753

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Kelley and wife, Miriam Ruth Kelley

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 24th day of March 19 72

Commission expires 11/8/75

Belinda Ewell
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, 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

WARRANTY DEED

FROM

JAMES W. KELLEY, ET UX

TO

JOHN FRANK BRUCE, ET UX

B 5 3 6 3 3

IDENTIF. REFERENCE

MAR 28 3 03 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 28 [illegible] GENV 16,650.00
MAR 28 [illegible] S TAX A* 13.16
MAR 28 [illegible] PRFEE A* .50
MAR 28 [illegible] RDEED A* 4.00 * 17.66

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: John Frank Bruce