Prepared by: King & Ballow, 24th Floor
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ruth Bruce	Same BOOK 4803 PAGE 153	104-7
(NAME) 2808 Belcourt Avenue	(NAME)	102
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100----------($10.00)---------- *Dollars,*
paid in cash, and other good and valuable consideration received from the grantee hereinafter named, including agreement by the said grantee to assume and pay the notes now remaining unpaid of those described in and secured by the Installment Deed from Leon Gilbert to Ruth Bruce, dated January 2, 1965, and recorded in Book 3859, Page 124, Register's Office for Davidson County, Tennessee,

We, Peggy Ann Joslin and husband, Robert J. Joslin, Sr.

have this day bargained and sold, and do hereby transfer and convey unto the said

Ruth Bruce, her

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 16, Block 2, on the Plan of Fairfax Place, as of record in Book 547, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 60 feet on the North side of Belcourt Avenue and runs back between parallel lines 158.38 feet to a dead line.

Being the same property conveyed to Peggy Ann Joslin and husband, Robert J. Joslin, Sr., by deed from Ruth Bruce of record in Book 4693, Page 288, Register's Office for Davidson County, Tennessee.

APR-5 CONV 12,500.00
APR-5 STAX A* 32.50
APR-5 RECFEE A* .50
APR-5 WDEED A* 4.00 * 37.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,500.00

Subscribed and sworn to before me, this the 5th day of April 19 74

Affiant

My commission expires: (Affix Seal)

Notary Public

Dep Register

This is unimproved ( ) improved (X) property, known as 2808 Belcourt Avenue, 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

Ruth Bruce, Her

(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,* except as herein mentioned.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Ruth Bruce, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 4 *day of* April, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert J. Joslin Sr.

Peggy Ann Joslin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy Ann Joslin and husband, Robert J. Joslin, Sr.

the within named bargainors, 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 4 day of April, 1974.

Notary Public

Commission expires 10/24/74

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

PEGGY ANN JOSLIN, ET VIR

TO

RUTH BRUCE

C 4 8 7 3 2

IDENTIF. REFERENCE

APR 5 2 36 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238