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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
William Yancy Smith, et ux (NAME)	Community Federal Savings & Loan Association (NAME)	117-4-301
1402 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	2701 Jefferson Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37208 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100----------
----------($10.00)---------- DOLLARS
cash in hand paid by William Yancy Smith and wife, Charlene Edwina Smith, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Charles L. Bruce and wife, Rozelle Collins Bruce, hereinafter referred to as the GRANTORS

AUG26?? CONV 20,000.00
AUG26?? S'TAX A* 62.40
AUG26?? PR'FEE A* .50
AUG26?? W'DEED A* 4.00 * 66.90

have bargained and sold, and by these presents do transfer and convey unto the said William Yancy Smith and wife, Charlene Edwina Smith,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117 in Victoria Place, a plan of which is of record in Book 332, page 10, Register's Office for said County.

Said lot fronts 70 feet on the northerly side of Victoria (Cedar Lane) Avenue and runs back on the west line 176.7 feet and on the east line 181 feet to an alley.

Being the same property conveyed to Charles L. Bruce and wife, Rozelle Collins Bruce, by deed from Norma Jean Mason, as of record in Book 4111, page 961, said Register's Office.

The said Charles L. Bruce and Rozelle Collins Bruce hereby expressly release and discharge the foregoing described real estate from any and all liens, marital claims or any claims whatsoever arising from the litigation in the case of Rozelle Collins Bruce v. Charles L. Bruce, #71475, now pending in the Fifth Circuit Court of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1402 Cedar Lane (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 23rd day of August, 1974.

Charles L. Bruce

Rozelle Collins Bruce

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Charles L. Bruce and wife, Rozelle Collins Bruce

the bargainor, 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 23rd day of August, 1974.

My commission expires [illegible] Notary Public [illegible]

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

[illegible]

Sworn to and subscribed before me
this 23rd day of August, 19 74.

My commission expires February 11, 1976 Notary Public [illegible]

This instrument was prepared by:

AVON N. WILLIAMS, JR., ESQUIRE 1414 PARKWAY TOWERS, NASHVILLE, TENN. 37219
Name Address

mail: A. C. Walker
2701 Jefferson St. Nash. Tenn

WARRANTY DEED

FROM CHARLES L. BRUCE, ET UX

TO WILLIAM YANCY SMITH, ET UX

C 68707

IDENTIF. REFERENCE

AUG 26 12 33 PM '74

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290