BOOK 4894 PAGE 792

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$28,400.00 Robert W. Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 1975

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Bruce (NAME)	NATIONAL MORTGAGE CO. (NAME)	3D 61432
3119 Laurel Forest Dr (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	96 - 15
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Memphis, Tenn. 38118 (CITY) (STATE) (ZIP)	70

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~~ I, Virginia R. Edwards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Bruce et ux Wanda Crim 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. 90 on the Plan of Hickory Bend, Section as of record in Book 3600, Page 42, Register's Office, Davidson County, Tennessee.

SAID Lot No. 90 fronts 81.8 feet on the easterly margin of Laurel Forest Drive and extends back 155.6 feet on the northerly line and 140.0 feet on the southerly line to a line in the rear measuring 124.39 feet thereon.

BEING the same property conveyed to Virginia R. Edwards by deed from Harold W. Cates et ux Katherine I. Cates of record in Book 4661, Page 249, Register's Office, Davidson County, Tennessee.

SAID conveyance is subject to restrictions of record in Book 3642, Page 478, and any existing easements.

This is (unimproved ( ) improved (X)) property, known as 3119 Laurel Forest Drive, 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 my hand this 6th day of March, 1975

Virginia R. Edwards — Virginia R. Edwards

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 Virginia R. Edwards

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 6th day of March 19 75

Commission expires 7-19-'78

Bruce Wallace
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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 _____

(his oath) (himself) (they)

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

My commission expires _____

_____
Notary Public

BRUCE WALLACE NOTARY PUBLIC DAVIDSON COUNTY TENN.

FILE BOX 3

WARRANTY DEED

FROM
VIRGINIA R. EDWARDS

TO
ROBERT W. BRUCE ET UX

WANDA CRIM BRUCE

C 90086

IDENTIF. REFERENCE

MAR 10 12 38 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

MAR 10 75	CONV	*28,400.00			
MAR 10 75	S'TAX		A*	73.84	
MAR 10 75	PR'FEE		A*	.50	
MAR 10 75	W'DEED		A*	4.00	* 78.34