This Instrument Was Prepared By: Frazier & Faimon, Attorneys
200 Court Square Building
300 James Robertson Parkway
Nashville, Tennessee 37201

BOOK 4992 PAGE 957

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CHARLES W. BRUCE, III	GUARANTY MORTGAGE COMPANY	
(NAME)	(NAME)	142-15
643 HARPETH BEND DRIVE	FIRST AMERICAN CENTER	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	64 Pt
NASHVILLE, TENNESSEE	NASHVILLE, TENNESSEE 37237	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----Ten & no/100----------
---------($10.00)---------- Dollars,
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of a first mortgage held by Guaranty Mortgage Company as of record in Book 4226, Page 991, Register's Office for Davidson County, Tennessee

I, JOYCE CARTER SCOTT

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES W. BRUCE, III and wife, ELIZABETH C. BRUCE

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, Pages 93 and 94, Register's Office for said County.

Said lot fronts 134.8 feet on the southerly side of Harpeth Bend Drive, and runs back 182 feet on the easterly line and 135 feet on the westerly line to a dead line in the rear and measures 110.2 feet.

Being the same property conveyed to Joyce Carter Scott, by deed from Henry T. Finley, Trustee, of record in Book 4694, Page 501, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,500.00

Subscribed and sworn to before me, this the 29th day of January 19 76

Affiant Joyce Carter Scott

My commission expires 2/8/78 (Affix Seal)

Notary Public Carolyn Hastings

This is improved (X) unimproved ( ) property, known as 643 Harpeth Bend Drive, 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 CHARLES W. BRUCE, III and wife, ELIZABETH C. BRUCE their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said CHARLES W. BRUCE, III and wife, ELIZABETH C. BRUCE their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 29th day of January, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joyce Carter Scott

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, CAROLYN HASTINGS, a Notary Public in and for said County and State, JOYCE CARTER SCOTT

the within named 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 29th day of January, 19 76

Carolyn Hastings
Notary Public

Commission expires 2/8/78

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 _____

JAN 30 76 CONV 37,500.00
JAN 30 76 S'TAX B* 97.50
JAN 30 76 PR'FEE B* .50
JAN 30 76 W'DEED B* 4.00 * 102.00

WARRANTY DEED

FROM

JOYCE CARTER SCOTT

TO

CHARLES W. BRUCE, III, ET UX

D 34261

IDENTIFICATION REFERENCE

JAN 30 1 38 PM '76

REGISTER
DAVIDSON COUNTY TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238