This Instrument Prepared By:
DAVID D. HELBERT

BOOK 5118 PAGE 438

3rd floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-16-364	Mr/Mrs Larry A. Bruce	Mortgage Corp. of the South Post Office Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 94025
11W-84865	307 Sentinel Drive	PROPERTY IS XX IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged; we,

FEB25F	CONV	17,500.00			
FEB25F	S'TAX		B*	45.50	
FEB25F	PR'FEE		B*	.50	
FEB25F	W'DEED		B*	4.00	* 50.00

EARL G. HUDGINS AND WIFE, THELMA MARIE HUDGINS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LARRY A. BRUCE AND WIFE, LINDA F. BRUCE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 97 on the Plan of Valley View Subdivision, Section III, as of record in Book 2330, page 138.

Said Lot fronts 50 feet on the west side of Sentinel Drive and runs back 130.98 feet on the north line and 133.24 feet on the south line, to a dead line and measures 50 feet.

Being the same property conveyed to Earl G. Hudgins by Quitclaim deed from David S. Field, Trustee of record in Book 4696, page 55.

This conveyance is made subject to restrictions of record in Book 2446, page 146; Book 2746, page 540.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 23rd day of February, 19 77.

Earl G. Hudgins
EARL G. HUDGINS

Thelma Marie Hudgins
THELMA MARIE HUDGINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Earl G. Hudgins and wife, Thelma Marie Hudgins, 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, the 23rd day of February, 1977.

My commission expires: 7-27-77

Notary Public

STATE OF _____
COUNTY OF _____

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

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 17,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 19

MY COMMISSION EXPIRES: 7-27-77 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

EARL G. HUDGINS AND WIFE,

THELMA MARIE HUDGINS

TO

LARRY A. BRUCE AND WIFE,

LINDA F. BRUCE

D 90888

IDENTIF. REFERENCE

FEB 25 10 38 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
~~4th Floor, 3rd Avenue Bank Bldg.~~
Nashville, Tennessee 37219

Please return to:
DAVID B. HERBERT
23rd Floor, L & C Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.