BOOK 5240 PAGE 913

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Peggy A. Joslin (NAME)	Peggy A. Joslin (NAME)	104-7
148 Glen Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	148 Glen Hill Drive (STREET ADDRESS)	Par. 102
Hendersonville, Tenn. 37515 (CITY) (P. O. ZONE) (STATE)	Hendersonville, Tenn 37515 (CITY) (ZONE) (STATE)	24 W 5555

FOR AND IN CONSIDERATION of the sum of -----One and No/100 --- *Dollars,*

and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, Ruth Bruce

have this day bargained and sold, and do hereby transfer and convey unto the said Peggy A. Joslin, her heirs and assigns,

(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 Book547, 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 the undersigned, Ruth Bruce, by deed from Leon Gilbert, an unmarried man, as of record in Book 3859, Page 124, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 30th day of December 19 77

Affiant Peggy A. Joslin

My commission expires: August 2, 1980 (Affix Seal)

Notary Public A. N. Greenberg

This is improved ( ) unimproved (X) property, known as 2808 (House Number) Belcourt Ave (Street), Nashville, Tenn (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
Peggy A. Joslin, her
(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, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Peggy A. Joslin, her
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 30th *day of* December, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ruth her X mark Bruce

Witnesses: A. N. Greenberg

Edna L. Sibley

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A.N. Greenberg, *a Notary Public in and for said County and State,* Ruth Bruce,

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 *Tennessee, this* 30th *day of* December, *19*77.

A. N. Greenberg *Notary Public*

Commission expires August 2, 1980

This wafranty deed was executed by A. Lawson Davis Attorney, the 22nd day of December, 1977.

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-6 78	CONV	15,000.00				
JAN-6 78 S'TAX			B*	39.00		
JAN-6 78 PR'FEE			B*	.50		
JAN-6 78	W'DEED		B*	4.00	*	43.50

WARRANTY DEED
FROM
RUTH BRUCE
TO
PEGGY A. JOSLIN

E 45025

IDENTIF. REFERENCE

JAN 6 11 23 AM '78

FELIX Z. ... REGISTER
DAVIDSON ... TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238