Instrument Prepared By:
Mead & Mead Law Offices
101 Cumberland Avenue
Madison, Tennessee 37115

BOOK 5296 PAGE 434

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L.C. O'Saile, et ux (NAME)	L.C. O'Saile, et ux (NAME)	Map 42-4
401 Hamblin Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Hamblin Drive (STREET ADDRESS)	Parcel 32
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Madison, Tennessee 37115 (CITY) (ZONE) (STATE)	11D-31060

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS AND NO/100---------- ----------($10.00)---- *Dollars,*

cash in hand, paid by the grantees, hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, John Frank Bruce and wife, Loretta Young Bruce, hereinafter called the grantors
have this day bargained and sold, and do hereby transfer and convey unto the said L.C. O'Saile, and wife, Mary Elizabeth O'Saile, hereinafter called the grantees

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 106, Register's Office for said County.

SAID Lot No. 90 begins at a point in the southerly margin of Hamblin Drive, the common front corner of Lots Nos. 90 and 91 on said Plan; thence southwardly 224.8 feet to a point; thence eastwardly 258.5 feet to a point in the westerly margin of Highland Circle; thence with the margin of same northwardly 29.1 feet to a point; thence continuing in the same direction 104.6 feet to a point which is the beginning of a curve, with a radius of 25 feet; thence around said curve 35.75 feet to a point in the southerly margin of Hamblin Drive; thence westwardly with the margin of said Drive, 187.5 feet to the beginning.

Being the same property conveyed to John Frank Bruce and wife, Loretta Young Bruce by Deed from James W. Keller and wife, Mirian Ruth Keller of record in Book 4587, page 752, Register's Office for Davidson County, Tennessee. This conveyance is made subject to restrictive covenants contained in deed book 2859, page 584; setback and easements and other limitations as shown on plan of record in book 2663, page 106, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 8th day of June 19 78

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as 401 Hamblin Drive, Madison, 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 grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* June, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN FRANK BRUCE

LORETTA YOUND BRUCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John Frank Bruce, and wife, Loretta Young Bruce

the within named 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 Madison, Tennessee
this 8th *day of* June, *19* 78.

Eleanor Mast
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Commission expires 10-18-81

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 .....

JUN-9 78	CONV	34,000.00			
JUN-9 78	S'TAX		B*	38.40	
JUN-9 78	PR'FEE		B*	.50	
JUN-9 78	W'DEED		B*	4.00	* 92.90

WARRANTY DEED

FROM

TO

E 7.0 1.6.1

IDENTIF. REFERENCE

JUN 9 9 34 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS