This Instrument Prepared By:
DAVID B. HERBERT

BOOK 5358 PAGE 515

Herbert, Hollin & Crawford
23rd 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	Rita Tipton	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
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) and other good and valuable considerations, the receipt of which is hereby acknowledged,

NOV-17[78]	CONV	23,900.00			
NOV-17[78]	S'TAX		B*	62.14	
NOV-17[78]	PR'FEE		B*	.50	
NOV-17[78]	W'DEED		B*	4.00	* 66.64

Larry A. Bruce and wife, Linda F. Bruce
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rita Tipton
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:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Valley View Subdivision, Section III, as of record in Book 2330, Page 148, Register's Office for said County.
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 Larry A. Bruce and wife, Linda F. Bruce, by deed from Earl G. Hudgins and wife, Thelma Marie Hudgins, as of record in Book 5118, Page 438, said Reigster's Office.

This conveyance is made subject to restrictions of record in Book 2746, page 540 and Book 2446, page 146, said Register's Office.

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, Except taxes for the current year which have been prorated and assumed by Grantee herein.

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 25th day of October, 19 78

Larry A. Bruce
Larry A. Bruce

Linda F. Bruce
Linda F. Bruce

CONT'D NEXT PAGE

CONT'D NEXT PAGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Larry A. Bruce and wife, Linda F. Bruce

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 25th day of October, 19 78.

My commission expires: _____ Notary Public

STATE OF Tenn.
COUNTY OF Davidson

Before me, Anne Davis, a Notary Public in and for the State and County aforesaid, personally appeared the within named Linda F. Bruce
Larry A Bruce

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

Witness my hand and official seal at Davidson Tenn.,
this, the 25th day of Oct, 19 78.

Anne Davis
Notary Public

My commission expires: NOV-1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 23,900.00 Rita Tipton
Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October

MY COMMISSION EXPIRES: 9/23/80 Deborah Martin
(AFFIX SEAL) Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

~~Larry A. Bruce~~

~~Linda F. Bruce~~

TO

Rita Tipton

E 97820

IDENTIF. REFERENCE

May 1 1 49 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty 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___.

My commission expires: _____ Notary Public