File Box 41.

BOOK 5422 PAGE 891

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

51,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF APRIL, 19 79

Notary Public

MY COMMISSION EXPIRES: Nov 12, 1980

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, BINKLEY,
ARCHER AND SUMMERS ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, Suite 705, American Trust Building, Nashville, TN 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Don Carlos Bruce,III (NAME) | First and Mid-South Mortgage Company (NAME) | MAP 162 |
| 209 Cedarcreek Drive (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 2568 (STREET ADDRESS) | PAR 13-55 |
| Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ~~Jerry T. Frensley~~ and wife Carolyn M. Frensley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Carlos Bruce,III and wife Sandra D. Bruce

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 53 on the Revised Plan of Section One, Cedarwood Estates of record in Book 4675, Page 62, Register's Office for said County. Said Lot No. 53 fronts 110 feet on the westerly side of Cedarcreek Drive and extends back 188.53 feet on the southerly line and 166.96 feet on the northerly line to a dead line, measuring 51.28 feet thereon.

Being the same property conveyed to Jerry T. Frensley and wife, Carolyn M. Frensley, by deed from Simmons & Associates, Inc., of record in Book 4952, Page 548, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved ( XX ) unimproved ( ) property, known as 209 Cedarcreek Drive Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 18TH day of APRIL 19 79

Jerry T. Frensley

Carolyn M. Frensley

RECEIVED FOR RECORD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Jerry T. Frensley and wife Carolyn M. Frensley

the bargainors, 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 18TH day of APRIL 19 79

Commission expires NOV 12, 1982

Thomas D. Griffis
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the respectively of the within named bargainor, a corporation, and that (he) (they) as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of, 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Jerry T. Frensley

TO

Don Carlos Bruce, III

F-24758

IDENTIF. REFERENCE

APR 18 1 29 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

6799 D 138.40- C

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 51500.00- CO | |
| | | | 133.90 CO TX | |
| | | | .50 PRFEE | |
| | | | 4.00 WDEED | |
| | | | CHECK 138.40- | |
| 6799A | 04/18/79 | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

E 2 4 7 5 8

IDENTIF. REFERENCE T

APR 18 1 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 678120