FILE NO. 2

WARRANTY DEED

6339 01/23 154.70- CHECK

BOOK 5703 PAGE 178

FROM Benny H. Franks and wife, Mary C. Franks

ADDRESS NEW OWNER(S) AS FOLLOWS:	
George Phillip Bruce and wife, Eleanor F. Bruce	
SEND TAX BILLS TO: The Chamberlain Company Box 8254, Chattanooga, Tennessee 37411	
PREPARED BY: CLYDE PAUL HOLLAND, ATTORNEY 65 Music Square East, Nashville, Tennessee 37203	MAP-PARCEL NOS: 148-1 130

(STATE OF TENNESSEE COUNTY OF Davidson)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00 Affiant George Phillip Bruce

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd. day of January, 1981

DATE

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by George Phillip Bruce and wife, Eleanor F. Bruce, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the agreement by the said George Phillip Bruce and wife, Eleanor F. Bruce to assume and agree to pay the balance outstanding on that certain indebtedness evidenced by deed of trust executed by Thomas R. Russell and wife, Jane H. Russell to Percy Wilkins, Jr., Trustee, of record in Book 4678, Page 505, Register's Office for Davidson County, Tennessee.

BENNY H. FRANKS and wife, MARY C. FRANKS

GRANTOR(S) have (~~has~~) bargained and sold, and by these presents do(es) transfer and convey unto the said

GEORGE PHILLIP BRUCE and wife, ELEANOR F. BRUCE, GRANTEES

their (~~his, her~~, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot NO. 249 on the Plan of Hillbrook Section IV, as of record in Book 3242, page 7, described as follows:

BEGINNING at a point in the north margin of Wallace Road, at the corner of Lots 248 and 249; thence with the line between said lots, northerly 100 feet to a point; thence easterly 120.20 feet to a point in the west margin of an unnamed 50 foot street; thence with the margin of the same, southerly 75 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the margin of Wallace Road; thence with the margin of the same, westerly 95.20 feet to the point of beginning.

BEING the same property conveyed to Benny H. Franks, and wife, Mary C. Franks, by deed from Thomas R. Bussell, and wife, Jane H. Bussell, of record in Book 5122, Page 379, said Register's Office.

unimproved ( )
This is improved XX property, known as 248 (Number) Wallace Road (Street) Nashville (City), Tennessee (State) 37211 (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 GEORGE PHILLIP BRUCE and wife, ELEANOR F. BRUCE their heirs, successors 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 except of record.

AND BENNY H. FRANKS and wife, MARY C. FRANKS do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 23rd. day of January, 19 81

Benny H. Franks
BENNY H. FRANKS

Mary C. Franks
MARY C. FRANKS

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

BENNY H. FRANKS and wife, MARY C. FRANKS

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville (City), Tennessee (State) this 23rd. day of January, 19 81

8-16-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the, a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title).

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

FELIX Z. ... DAVIDSON COUNTY, TENN.
JAN 23 2 08 PM '81
IDENTIFICATION REFERENCE
2655 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5703 PAGE 180

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			57000.00- CO	
			148.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	154.70-
6339A01/23/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.2.6552

IDENTIF. REFERENCE

JAN 23 2 08 PM '81

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

No. 803370