[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[Jimmie M. Bruce	]Metropolitan Federal	] 142-5-D 71]
[925 Todd Pries Dr., H-401	]Savings & Loan Assoc.	]]
[Nashville, TN 37221	]230 Fourth Avenue, N.	]]
[	]Nashville, TN 37219	]]
[	]	]]
[	]	]]
[This instrument prepared by: Boult, Cummings, Conners & Berry,		]
[21st Floor, First American Center, Nashville, TN 37238 Feb		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Ted Feldman and Marc Feldman, both single persons and the only heirs-at-law of Tim Feldman, deceased (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Jimmie M. Bruce (the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust executed by Norman Davis to T. I. Holman, Jr., Trustee, of record in Book 4958, page 170, Register's Office for said county, to secure to First Federal Savings and Loan Association of Nashville (now Metropolitan Federal Savings and Loan Association) an indebtedness in the original principal amount of $30,300.00, said Deed of Trust having been assumed by the Grantee herein by instrument of record in Book 5874, page 118, said Register's Office.

3. The Owner's Certificate, certain minimum building set-back lines, certain easements and other matters shown on the plan of record in Book 4860, pages 16 and 17-19, Register's Office for said County.

4. The provisions contained in the Master Deed of River Plantation, Section Four, Condominium, a Horizontal Property Regime, recorded in Book 4892, page 440, as amended by instrument of record in Book 4956, page 756, said Register's Office and the By-Laws of said condominium recorded in Book 4892, page 456, said Register's Office.

5. Easements granted to Harpeth Valley Utility District by instrument of record in Book 3770, page 6, said Register's Office.

6. Graveyard with right of ingress and egress thereto as reserved in instrument of record in Book 174, page 70, said Register's Office.

7. Easements for TVA transmission lines and towers by instrument of record in Book 2274, page 547, said Register's Office.

This is improved property, known as Unit H-401, 925 Todd Pries Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of April, 1982, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ted Feldman
TED FELDMAN

Marc Feldman
MARC FELDMAN

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $58,000.00.

Affiant

[Subscribed and sworn to before me this 16th day of
[April, 1982.

Notary Public
My commission Expires:

STATE OF PENNSYLVANIA

COUNTY OF PHILADELPHIA

Personally appeared before me, Harriet E Blau, a Notary Public in and for said County and State, the within named Marc Feldman, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Philadelphia, Pennsylvania, this 13th day of April, 1982.

Notary Public

My Commission Expires: Notary Public, Phila., Phila. Co.
My Commission Expires Aug. 27, 19

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Shirley Albright Tackett, a Notary Public in and for said County and State, the within named Ted Feldman, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of April, 1982.

Notary Public

My Commission Expires: 4-22-84

EXHIBIT A

Land in Davidson County, Tennessee, shown on the Plan of River Plantation, Section Four, Revised, of record in Book 4860, page 16, Register's Office for Davidson County, Tennessee, being Unit No. H-401, together with the Carport designated No. H-401-C on the Plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860, pages 17-19, Register's Office for said County, and as described by the Master Deed Establishing a Horizontal Property Regime with respect to River Plantation, Section Four, Condominiums, of record in Book 4892, page 440, as amended by instrument of record in Book 4956, page 756, said Register's Office, and the By-Laws, appended thereto, of record in Book 4892, page 456, said Register's Office, both Master Deed and By-Laws being incorporated herein by reference and made a part hereof.

BEING the same property conveyed to Tim Feldman, by deed from Norman Davis, a single man, of record in Book 5167, page 766, Register's Office for Davidson County, Tennessee. The said Tim Feldman having since died intestate without surviving spouse or issue, said Tim Feldman's mother Phyllis S. Feldman, having duly filed a Disclaimer of Succession with the County Court Clerk's Office for Davidson County, Tennessee, also of record in Book 5763, page 274, Register's Office for Davidson County, Tennessee, and title to said property vesting in Ted Feldman and Marc Feldman, brothers and heirs-at-law of said Tim Feldman, deceased.

G 8.7.4 9 4

IDENTIF. REFERENCE

APR 16 3 26 PM '82

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5874 PAGE 124

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
			50000.00- CO	
			150.60 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 163.30-	
2396A	04/16/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8. 7. 4 9 4

IDENTIF. REFERENCE

APR 16 3 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 876518