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FORM NO. WD-1

H 0 1 6 1 1

IDENTIF. REFERENCE

JUL 28 11 43 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$46,000.00

Ralph W. Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 19 82

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph W. & Carla C. Bruce (NAME)	Mortgage Corporation of the South (NAME)	Map 61-15
1304 Newman Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 10726 (STREET ADDRESS)	Par. 364
Nashville, Tn. 37216 (CITY) (STATE) (P O ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	15DZ-18205

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, Don B. Miller and wife, Constance O. Miller

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph W. Bruce and wife, Carla C. 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 Lots 273A and 273B on the Plan of the Resubdivision of Lot 273, Inglewood Place of record in Book 5800, page 77, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Don B. Miller and wife, Constance O. Miller by deed from Timothy D. Giles and wife, Nancy M. Giles of record in Book 5262, page 892, Register's Office for Davidson County, Tennessee

GRANTEES hereby assume and agree to pay the mortgage held by Mortgage Corporation of the South of record in Book 5262, page 894, said Register's Office. Escrow account and insurance to be transferred to Grantees.

THIS conveyance subject to such Restrictive Covenants, easements and setback lines of record in said Register's Office.

unimproved ( )
This is improved (XX property known as 1304 Newman Avenue Nashville, Tn. 37216
(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 seised 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 27th day of July, 19 82

Don B. Miller

Constance O. Miller

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 Don B. Miller and wife, Constance O. Miller

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 27th day of July 19 82

Commission expires 4/21/85

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 _____ and _____ respectively of the _____ 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

Don B. Miller and wife,

Constance O. Miller

TO

Ralph W. Bruce and wife,

Carla C. Bruce

File Box 24

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

[illegible] CO
[illegible] CO TX
.00 PRFEE
[illegible] VOID
CHECK 126.10-
[illegible] REL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] IDENTIF. REFERENCE

JUL 28 11 43 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 893794