File Box #4

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IDENTIF. REFERENCE

Nov 10 1 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5962 PAGE 585

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 1982.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 1208 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack B. Bruce (NAME)	OWNER (NAME)	83-13-16
1114 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	1114 Russell Street (STREET ADDRESS)	Field Book No.
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	18 W-3600

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, SUZANNE S. WEINSTEIN BRANDES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK B. 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:

LAND in Davidson County, Tennessee, being the westerly or rear parts of Lots Nos. 45 and 46 on the Plan of the Plan of East Edgefield, of record in Book 21, Page 147, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Suzanne S. Weinstein, now being Suzanne S. Weinstein Brandes, from William Balfanz and wife, Reba Balfanz, of record in Book 4463, Page 634, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Martin Donald Brandes, husband of the above named Suzanne S. Weinstein Brandes, hereby joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is improved (X) unimproved ( ) property, known as 1107 Russell Street, Nashville, Tennessee 37206
(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 my hand this 10th day of November, 1982

Suzanne S. Weinstein Brandes
Suzanne S. Weinstein Brandes

Martin Donald Brandes
Martin Donald Brandes

STATE OF TENNESSEE
Davidson County

BOOK 5962 PAGE 586

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SUZANNE S. WEINSTEIN BRANDES

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of November, 1982

Commission expires 4/22/84

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

File Box #4

WARRANTY DEED

FROM
SUZANNE S. WEINSTEIN BRANDES

TO
JACK B. BRUCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____ BOOK 5962 PAGE 587

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
			13500.00- CO	
			35.10 CO TX	
			.60 PRFEE	
			6.00 WDEED	
			CHECK	41.50-
9151A11/10/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 6 7 0 6

IDENTIF. REFERENCE

Nov 10 1 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 909645