THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law
907 Two Mile Parkway, Building E
Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6220 PAGE 800

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM R. BRUCE, JR., ET UX	SAME	Map 61-4
(NAME) 5005 Ruskin Avenue	(NAME)	Parcel 26
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37216	(STREET ADDRESS)	15DZ 26270
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RICHARD R. MINCHEY AND WIFE, JULIA E. MINCHEY, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said
WILLIAM R. BRUCE, JR., AND WIFE, MARY H. BRUCE, hereinafter referred to as Grantees,
their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by L. R. Mefford, Jr., Surveyor, dated December 15, 1965, as follows:

Beginning at an iron pin in the westerly margin of a 50-foot unnamed Street; said point being S 44° 15' W 75 feet from the southeast corner of the property conveyed to L. D. Donoho and wife, by deed of record in Book 2647, page 306, Register's Office; thence along said Street; S 21° 25' W 113.6 feet to an iron pin; thence N 79° 05' W 131 feet to an iron pin in the easterly boundary of the Davidson County Quarry lot; thence with the same N 26° 30' E 191.4 feet to an iron pin; thence S 42° 45' E 122.50 feet to the point of beginning, continuing .42 of an acre.

Being the same property conveyed to Richard R. Minchey and wife, Julia E. Minchey, by deed from David E. Donoho and wife, Christie I. Donoho, of record in Book 6076, page 748, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 97,500.00
Subscribed and sworn to before me, this the 24 day of January 19 84.
Affiant William R Bruce Jr.
My commission expires: 4/21/85 (Affix Seal) Notary Public Carolyn J. Waddey

unimproved ( )
This is improved (X) property, known as 5005 Ruskin Avenue, Nashville, TN 37216
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Grantees,
their *(successors),*
heirs and assigns forever we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand S this* 24 *day of* January *1984 the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Richard R. Minchey
Julia E. Minchey

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned..... , a Notary Public in and for said County and State, ...RICHARD R. MINCHEY AND WIFE, JULIA E. MINCHEY.....
.....
.....
the within named bargainor .S.... , with whom I am personally acquainted, and who acknowledged that ....they..... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at .....Goodlettsville..... Tennessee, this .....27..... day of .....January..... , 19 ...84....

.....Carolyn F. Waddey..... Notary Public

Commission expires .....4/21/85.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ..... , this ..... day of ..... , 19 .....

..... Notary Public

Commission expires .....

WARRANTY DEED

FROM

RICHARD R. MINCHEY, ET UX

TO

WILLIAM R. BRUCE, JR., ET UX

IDENTIFICATION REFERENCE

JAN 28 8 58 AM '84

DAVIDSON COUNTY, TN.

I 65851

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6220 PAGE 802

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

37500.00- CAMT.
97.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.00-
8947A01/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 8 5 1

IDENTIF. REFERENCE

JAN 26 8 58 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 9287