File 27

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

William L. Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF March 1984

Notary Public

MY COMMISSION EXPIRES: 4/22/85
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William L. Bruce, Jr. (NAME) | SAME (NAME) | 147/04 |
| 373 Sam Donald Rd (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 62.00 |
| Molenaville, Tn. 37135 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 5DU-6860 |

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~~ I, Johnny T. Clouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Bruce, Jr. and wife, Peggy J. 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 the 5th Civil District of Davidson County, Tennessee, being more particularly described as follows:
BEGINNING at a concrete monument on the north margin of Welch Road, the same being the southwest corner of a tract marked Reserved Parcel A, on the Map of Welch Meadows Subdivision, as of record in Book 3700, page 34, said Register's Office; thence along the west margin of said subdivision S1°15'W, 162.7 feet to an iron pin; thence N88°58'W, 181.1 feet to an iron pin on the east margin of Old Welch Road; thence with the east margin of same N1°19'E, 166.35 feet to an iron pin; thence S87°47'E, 180.9 feet to the point of beginning, containing 0.68 acres.
INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed of record in Book 4092, page 516, described as follows:
LAND in Davidson County, Tennessee, described according to a survey made by the Engineering Division of the Department of Public Works of the Metropolitan Government of Nashville and Davidson County, Tennessee, known as Project 65-R-11, and containing 8760 square feet. See Book 4092, page 516, Register's Office for Davidson County, Tennessee, for a more complete description.
INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that property conveyed to James L. Murphy, Jr. and David H. Parker of record in Book 4578, page 195, Register's Office for Davidson County, Tennessee, described as follows: (See Back)

BEING the same property conveyed to Johnny T. Clouse by deed from Grace Edwards of record in Book 6183, Page 296, said Register's Office.

.64 acres /more or less

This is unimproved (XX) improved ( ) property, known as ~~.68 acres~~, Welch Road, Nashville, TN. 37211
(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 7th day of March, 19 84

Johnny T. Clouse

Johnny T. Clouse

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny T. Clouse

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 2nd 7th day of March, 1984

Commission expires 4/2/85

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
Johnny T. Clouse

TO
William L. Bruce, Jr.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

BEING a strip of land in the 5th Civil District of Davidson County, Tennessee, lying north of the north margin of New Welch Road, said strip having been severed from the original tract by the construction of the Metropolitan Department of Public Works Project 65-R-11 and containing .04 acres, more or less. See Book 4578, page 195, Register's Office for Davidson County, Tennessee, for a more complete description.

IDENTIF. REFERENCE

MAR 9 3 16 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

10833

3961 03/09 126.10- CHECK

**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 |
|---|---|---|---|---|

46000.00- CAMT.
119.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.10-
896|A03/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 7 8 3 3

IDENTIF. REFERENCE

MAR 9 3 16 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18997