Please Return To:

Metropolitan Federal
P.O. [redacted] Box 110250
Nashville, TN [redacted] 37211

Attn: Randy Frey

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,776.23

Elizabeth W McDow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May 1984.

Wanda Tubbs
Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

BOOK 6301 PAGE 1

THIS INSTRUMENT WAS PREPARED BY
Elizabeth W. McDow, 230 4th Avenue, Nashville, Tenn. 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Metropolitan Federal S&L (NAME) | Same (NAME) | 2D 42167 |
| 230 4th Avenue, North (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 136-13 |
| Nashville, Tenn. 37219 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | Fav 136 Jol |

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, Thomas R. Bruce and wife, Rita F. Bruce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Metropolitan Federal Savings and Loan Association

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 Lot No. 45 on the Plan of Edge-O-Lake, Section 20-A, as of record in Book 5200, page 183, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Bruce and wife, Rita F. Bruce by deed from John Cook and wife, Virginia S. Cook, of record in Book 5768, page 605, Register's Office for Davidson County, Tennessee.

This conveyance subject to: (1) Restrictive covenants contained in an instrument of record in Book 5460, page 269, and Book 5496, page 697, said Register's Office, (2) The Plan of record in Book 5200, page 183, said Register's Office, shows an owner's certificate, a 20 foot minimum building setback line from Goodwin Drive; a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 X 20 foot utility anchor easement located on the northeast corner of said lot.

This is unimproved ( ) improved (X) property, known as 3129 Goodwin Drive, Nashville, Tennessee 37217
(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 our hands this 16th day of May, 1984

Thomas R. Bruce
Thomas R. Bruce

Rita F. Bruce
Rita F. Bruce

STATE OF TENNESSEE
Davidson County

BOOK 6301 PAGE 2

Personally appeared before me, Marjorie C. Ray, a Notary Public in and for said County and State, the within named Thomas R. Bruce, and wife, Rita F. Bruce

the bargainors, 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 30th day of May 1984.

My commission expires Feb. 1, 1987

Marjorie C. Ray
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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**

Thomas R. Bruce and wife,

Rita F. Bruce

**TO**

Metropolitan Federal Savings

and Loan Association

I 2 4 9 7 7

IDENTIF. REFERENCE

MAY 29 1 58 PM '84

REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

# OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6301 PAGE 3

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

60776.23- CONT.
156.03 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 164.53-
0039A05/29/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 9

IDENTIFICATION REFERENCE

MAY 29 1 58 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 0039467