File Box 43

BOOK 6565 PAGE 328

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Ledford C. Bruce, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 19 85,

Notary Public

MY COMMISSION EXPIRES 11-1-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201

NAME		ADDRESS
ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Ledford C. Bruce, Jr. et ux	Third National Mortgage Company	136-15
(NAME) 3551 Gondola Drive	(NAME) P. O. Box 2628	97
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Philhall Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ledford C. Bruce, Jr. and wife, Bonnie Carole 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 Lot No. 63B on the Plan of Zone Lot Division Lots 60 through 63, Chelsea of Priest Lake, Section One-B, of record in Book 6250, page 364, Register's Office for said County.

Said Lot No. 63B fronts 52.96 feet on the northerly margin of Gondola Drive and extends back 109.16 feet on the westerly line and 121.85 feet on the easterly line to a dead line in the rear measuring 68.59 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Lillie Cone Coleman et vir John A. Coleman, Sr., and John Andrew Coleman, Jr., of record in Book 4867, page 654, and by deed from Randall Phillips Builders, Inc. of record in Book 6246, page 548 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

J.O 7.5.8 I

IDENTIF. REFERENCE

MAY 24 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

( ) This is unimproved ( ) This is improved (XX) property, known as 3551 Gondola Drive, Antioch, Tennessee 37013
(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 ti, 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 23rd day of May, 19 85

Philhall Corporation
By: Charles S. Wells, Jr.
Charles S. Wells, Jr., Vice President
Attest:

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles S. Wells, Jr. or proved to me upon the basis of satisfactory evidence ~~and~~ _____ _____ with whom I am personally acquainted and who upon ~~(his oath) (their several oaths)~~ acknowledged ~~(himself) (themselves)~~ to be the Vice President ~~and~~ _____ ~~respectively~~ of the Philhall Corporation the within named bargainor, a corporation, and that ~~(he)~~ as such Vice President ~~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 Charles S. Wells, Jr. as such ~~Vice President~~, ~~and attesting the same by the said~~ ~~as such~~ _____.

Witness my hand and official seal at office at ~~Nashville~~ _____ on this the 23rd day of ~~May~~, 19 ~~85~~.

My commission expires ~~11-1-87~~

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM
Philhall Corporation

TO
Tedford C. Bruce, Jr.
Bonnie Carol Bruce

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

58900.00- CAMT.
153.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 159.64-
1418A05/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 7.5.8 1:

IDENTIF. REFERENCE

MAY 24 9 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 138015