THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W. T. CLINARD, ET UX	ATLANTIC COAST MORTGAGE COMPANY	Map 614
(NAME) 4803 Gallatin Road	(NAME) 3819 South George Mason Drive	Parcel 26
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37216	(STREET ADDRESS) Baileys Crossroads, VA 22041	15DZ 26270
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

BOOK 6596 PAGE 958

MARY H. BRUCE, hereinafter referred to as Grantor,
has bargained and sold, and does hereby transfer and convey unto the said
W. T. CLINARD AND WIFE, JESSIE B. CLINARD, 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, containing .42 of an acre.

Being the same property conveyed to William R. Bruce, Jr., and wife, Mary H. Bruce, by deed of record in Book 6220, page 800, Register's Office for Davidson County, Tennessee; the said William R. Bruce, Jr., having since died, the property now vests solely in Mary H. Bruce.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 41,500.00

Subscribed and sworn to before me, this the 29 day of June 1985.

W.T. Clinard
Affiant

My commission expires: 3/8/89
(Affix Seal)

Carolyn F. Wadley
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TE

unimproved ( )
This is improved (XX) 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. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors 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 my *hand this* 29 *day of* June, *19* 85, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary H. Bruce

3975

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* MARY H. BRUCE

the within named 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 Goodlettsville *Tennessee, this* 29 *day of* June, *19*85.

Carolyn F. Waddey *Notary Public*

Commission expires 3/8/89

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

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Jun 2 10 18 AM '85

J 1:7 7.3.4.

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
			41500.00- CAMT. 107.90 CSTAX .50 PRFEE 6.00 WDEED CHECK 114.40- 3975A07/02/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1:7 7:3 4:

IDENTIF. REFERENCE

JUL 2 10 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 150269