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This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 249876 FILE BOX #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jon W. Bruce	Same	
(NAME)	(NAME)	
1513 Dresden Circle		MAP 145-3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		PARCEL 18
(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 by Jon W. Bruce and wife, Barbara J. Bruce and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Robert L. Richter, and wife, Sara Linn Richter

have this day bargained and sold, and do hereby transfer and convey unto the said Jon W. Bruce, and wife, Barbara J. Bruce, as tenants by the entireties

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 on the Plan of Roselawn Estates, Section 2, as of record in Book 3106, Page 86, Register's Office for said County.

Said Lot No. 27 fronts 208.11 feet on the east side of Dresden Circle and extends back 257 feet on the south line and 269.4 feet on the north line to a dead line, measuring 202.5 feet thereon.

Being the same property conveyed to Robert L. Richter and wife, Sara Linn Richter, by deed from Estes-Taylor Company, a corporation of record in Book 3820, page 712, Register's Office of Davidson County, Tennessee.

Subject to Plan of record in Book 3106, page 86, Register's Office for Davidson County, Tennessee and Restrictive covenants of record in Book 3343, page 466, 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 $ 135,000.00

Subscribed and sworn to before me this the 6th *day of* January *19* 86

Affiant Barbara J Bruce

My commission expires: 5-20-87 *(Affix Seal)*

Notary Public Judy A. Dobbs.

Unimproved ( )
This is improved (X) property, known as 1513 Dresden Circle, Nashville, Tennessee 37215
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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.

Whenever 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 6th *day of* January *, 19*86*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert L Richter
Robert L. Richter

Sara Linn Richter
Sara Linn Richter

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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* Robert L. Richter and wife, Sara Linn Richter

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 6th *day of* January, *19* 86.

Judy A. Dobbs
Notary Public

Commission expires 5-20-87

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 (or proved to me on the basis of satisfactory evidence), 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

Robert L. Richter etux

TO

Jon W. Bruce etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
98 JAN 8 AM 9 03

IDENTIFICATION REFERENCE

6.7.0.2.8

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

1360[illegible].00- CONT.
351.00 CSTAX
.50 PRFEE
6.00 WDCRD
CHECK 357.50-
3707A01/08/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67028

IDENTIFICATION REFERENCE

JAN 8 9 05 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 208514