BOOK 7289 PAGE 490

FORM NO. WD-1

STATE OF TENNESSEE, COUNTY OF DAVIDSON } Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,940.63

Buren M. Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 19 87.

Notary Public

MY COMMISSION EXPIRES: March 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buren M. Bruce (NAME)	Kentucky Mortgage Company (NAME)	162-06-0
173 Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 13013 (STREET ADDRESS)	340.00
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Lexington, KY 40512 (CITY) (STATE) (ZIP)	05DU 39803

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, Mary Ann Garner Couturier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Buren M. Bruce and wife Louise M. 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:

BEING Lot No. 24 on the Plan of Bess Estates, Section I, of record in Book 4460, page 154, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Ann Garner by deed from William E. Hunter, Jr., and wife, Eva Hunter of record in Book 5865, Page 875, Register's Office, Davidson County, Tennessee.

Mary Ann Garner having since marrried, now being Mary Ann Garner Couturier.

Subject to restrictions of record in Book 4679, page 64 said Register's Office.

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

Grantors herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 4824, page 27, Register's Office for Davidson County, Tennessee in the original principal amount of $29,650.00.

Dale A. Couturier herein joins to convey any and all right and interest he may have; especially his marital rights.

This is unimproved ( ) improved (X) property, known as 173 Delvin Drive, 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 her hand this 1st day of July, 19 87

Mary Ann Garner Couturier

Mary Ann Garner Couturier

Dale A. Couturier

STATE OF TENNESSEE
Davidson County
~~Williamson~~

BOOK 7289 PAGE 491

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Ann Garner Couturier and husband, Dale A. Couturier

the bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 1st day of July 19 87.

Commission expires March 11, 1991

Mark A. Ellman
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
Mary Ann Garner Couturier

TO
Buren M. Bruce and wife, Louise M. Bruce

43336

IDENTIFICATION REFERENCE

JUL 7 10 54 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7289 PAGE 492

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			71940.63- CAMT. 201.32 CSTAX .50 PRFEE 6.00 MDEED CHECK 207.82- 7109A07/07/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43336

IDENTIFICATION REFERENCE

JUL 7 10 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101340