6 222 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES A. McCRARY ET UX	MORTGAGEE: COLWELL FINANCIAL CORPORATION	15DA 58236
(NAME)	(NAME)	
2615 Tiffany Drive	P.O. Box 353	84-5-25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Louisville, KY 40201	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 7295 PAGE 185

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, BRENT M. BRUCE AND WIFE, PATRICIA M. BRUCE,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. McCRARY AND WIFE, ROSEMARY McCRARY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tiffany Terrace, as of record in Book 2854, page 59, Register's Office for Davidson County, Tennessee.
Said Lot No. 1 fronts 115.9 feet on the westerly side of Tiffany Drive and extends back between lines 227.5 feet on the northerly line and 231 feet on the southwesterly line to a dead line in the rear measuring 24.3 feet thereon.

Being the same property conveyed to Brent M. Bruce and wife, Patricia M. Bruce, by deed from Barbara Ann-Simpson Adams, of record in Book 6293, page 665, Register's Office for Davidson County, Tennessee.

45248

IDENTIFICATION REFERENCE

JUL 14 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved(XXX) property, known as 2615 Tiffany Drive (House Number) (Street)
Nashville, TN 37206
(P. O. Address) (City or Town) (Zip Code)

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.

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 9th day of July, 19 87.

Brent M. Bruce

Patricia M. Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7295 PAGE 186

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Brent M. Bruce and wife, Patricia M. Bruce

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 Madison, *Tennessee, this* 9th *day of* July, *19* 87.

Joyce B. Donahue, *Notary Public*

Commission expires 7-17-88

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 64,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 9th day of July, 19 87.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

WARRANTY DEED

FROM
BRENT M. BRUCE ET UX

TO
JAMES A. MCCRARY ET UX

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 7295 PAGE 187

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

64000.00- CAMT.
179.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 185.70-
9306A07/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.2.4.8.

IDENTIFICATION REFERENCE

JUL 14 8 31 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103484