BOOK 7309 PAGE 799

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500

David W. Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 87

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward S. Kelly, Jr., Attorney, P.O. Box 150349, Nashville, TN 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David W. Bruce (NAME) | Fidelity Federal Sav. & Loan (NAME) | Map 162-5- |
| 321 Ash Grove Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union St. (STREET ADDRESS) | Parcel 143 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | BK 5DU38226 |

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, Buren M. Bruce and wife, Louise Bruce,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Bruce, hereinafter called the Grantees

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. 31 on the Plan of Hickory Valley, Section 2-A, as of record in Book 4300, page 111, Register's Office for said County, to which plan reference is here made for a fuller description.

Being the same property conveyed to Buren M. Bruce and wife, Louise Bruce, by deed from Clarence A. Wells and wife, Lorraine H. Wells, as of record in Book 5743, page 49, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4522, page 528, and Book 4570, page 493; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4300, page 111, all in said Register's Office, and to all other encumbrances as appear on public record.

It is understood and agreed that as part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 4682, page 871, Register's Office for Davidson County, TN and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

50465
IDENTIFICATION REFERENCE
Jul 29 12 49 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (✓) property, known as 321 Ash Grove 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 our hand s this 29th day of July, 19 87

Louise Bruce — Buren M. Bruce

Louise Bruce — Buren M. Bruce

STATE OF TENNESSEE
Davidson County

BOOK 7309 PAGE 800

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Buren M. Bruce and Louise Bruce

the 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 29th day of July 19 87

Commission expires My Commission Expires January 19, 1988

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he ) as such _____ (they) 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
Buren M. Bruce and wife,
Louise Bruce

TO
David W. Bruce

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____

FOR _____

BOOK 7309 PAGE 801

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

575[illegible].00- CAPT.
161.00 C TAX
.50 [illegible]
6.00 [illegible]
CHECK 167.50-
5372A07/29/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50465

IDENTIFICATION REFERENCE

JUL 29 12 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109423