File #6843

FILE BOX 38

WARRANTY DEED

BOOK 7591 PAGE 621

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. SCOTT BRUNER (NAME)	Trust Company Mortgage (NAME)	~~MAP 142-14~~
804 Harpeth Knoll Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 100100 (STREET ADDRESS)	PARCEL 158
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30348 (CITY) (STATE) (ZIP)	FBN 9D59998

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, SCOTT LEARY and wife, MARY W. LEARY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. SCOTT BRUNER and wife, SUSAN BRUNER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 678 on the Plan of Section Three Harpeth Woods, as of record in Plat Book 5200, page 270, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Scott Leary and wife, Mary W. Leary by deed from Harlie J. Bodine, unmarried of record in Book 6839, page 259, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 5867, page 193, amended in Book 5882, page 261; and (3) All matters appearing on the Plan of record in Plat Book 5200, page 270, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated April 23, 1986, in the original principal sum of $66,587.00, payable to Third National Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6839, page 262, said Register's Office.

46638

IDENTIFICATION REFERENCE

JUL 6 9 25 AM '88

FELIX Z. WILKINSON III REGISTER
DAVIDSON COUNTY, TN

3991 07/06 0101 03CHECK 267.20

unimproved (XX)
This is improved ( ) property, known as 804 Harpeth Knoll Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of June, 19 88

Scott Leary
SCOTT LEARY

Mary W. Leary
MARY W. LEARY

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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. SCOTT LEARY and wife, MARY W. LEARY

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of June 1988.

My commission expires 3-11-1991 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State. _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,000.00

R. Scott Bruner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 88.

MY COMMISSION EXPIRES 3-11-1991
(AFFIX SEAL)

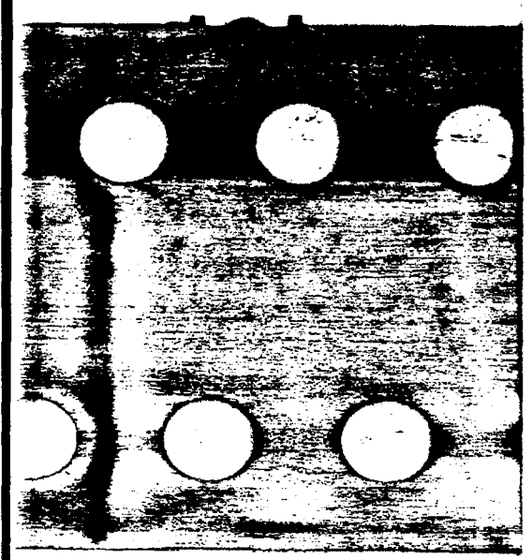
Notary Public

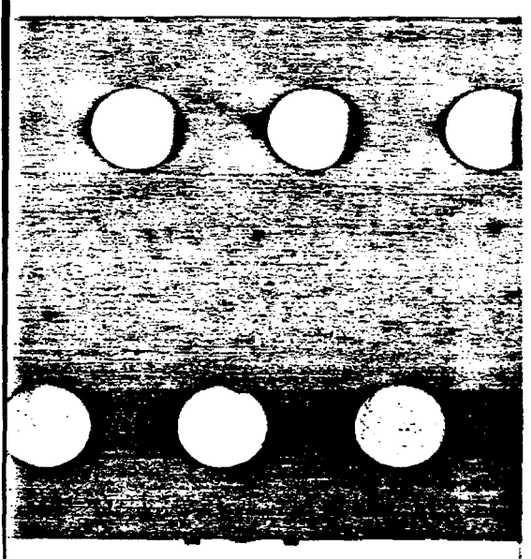
WARRANTY DEED

FROM SCOTT LEARY and wife, MARY W. LEARY

TO R. SCOTT BRUNER and wife, SUSAN BRUNER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7591 PAGE 623

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 79000.00
				CON TX 260.70
				PRFEE 0.50
				WDEED 6.00
				TOTAL 267.20
				CHECK 267.20
07/06/88	01			09:26 0001 3991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46638

IDENTIFI REFERENCE

JUL 6 9 25 AM '88

FELIX Z WILSON JT REGISTER
DAVIDSON COUNTY, TN

No.109858