BOOK 7600 PAGE 811 Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

James E. Bruce, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 1988

Jeffrey W. Combos
Notary Public

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P.C. First American Center, 23rd Floor, Nashville, TN 37238-0057
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
James E. Bruce, Jr.	NEW OWNER	75-8-66
(NAME) 648 Topeka Drive	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tennessee 37076	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

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, Jay Royce Evans and James Robin Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Bruce, Jr. and wife, Betty D. 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. 225 on the Plan of Section IV, Tulip Grove, as of record in Book 4175, page 12, Register's Office for said County.

Said Lot No. 225 fronts 83 feet on the south side of Topeka Drive, and extends back 141.57 feet on the westerly line and 165.61 feet on the easterly line to a dead line in the rear on which it measures 122.10 feet.

Being the same property conveyed to Jay Royce Evans and James Robin Evans by quitclaim deed from the Estate of John Richard Love, Karan Love Tuck and Sandra Love Jennings, Co-Administrators, of record in Book 7609, page 809, Register's Office for Davidson County, Tennessee.

RECEIVED
JUL 15 3 15 PM '88
DAVIDSON CO. TN.
RICHARD H. WILSON, III REGISTER

IDENTIFICATION REFERENCE

4 9 7 2 4

7520 07/15 0101 03CHECK 237.50

This is improved (XX) unimproved property, known as 648 Topeka Drive, Hermitage, Tennessee 37076
(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 12th day of July, 19 88

Jay R. Evans
Jay Royce Evans

James Robin Evans
James Robin Evans

STATE OF TENNESSEE
County of Davidson

BOOK 7600 PAGE 812

Personally appeared before me, Jay Royce Evans and James Robin Evans

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

Witness my hand, at office, this 12th day of July, 1988

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

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

Commission expires _____

Notary Public

WARRANTY DEED

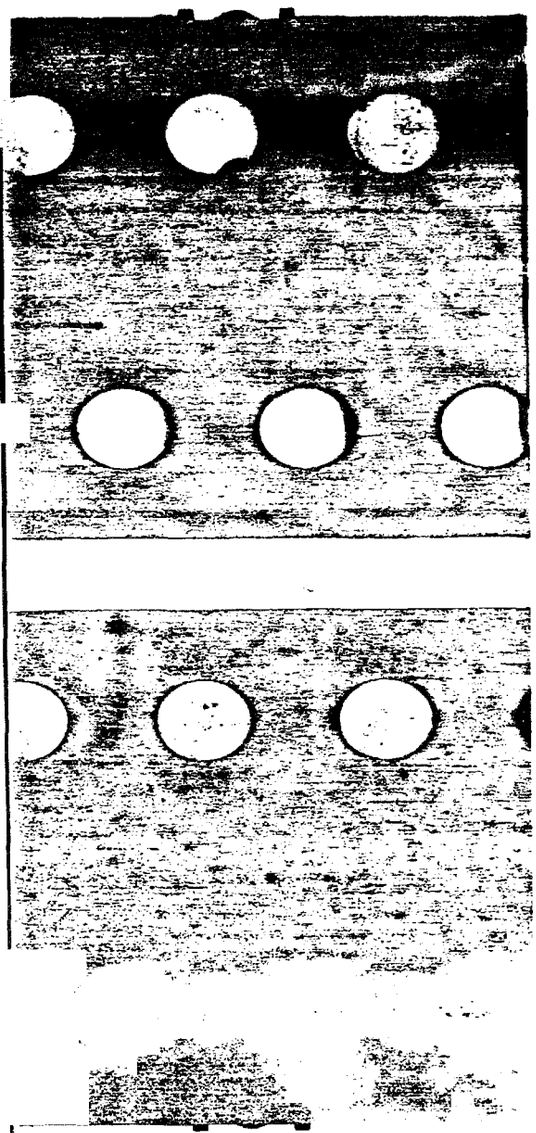
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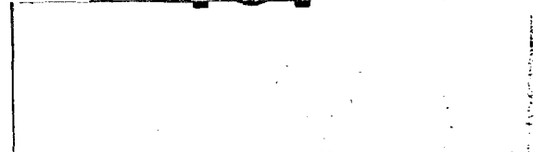
Jay Royce Evans and James Robin Evans

TO

James E. Bruce, Jr. and wife, Betty D. Bruce

Prepared by: COMBOS & LAWLESS
A Professional Law Corporation
Twentieth Floor, First American Center
Nashville, Tennessee 37238-0057





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7600 PAGE 813

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 70000.00
CON TX 231.00
PRFEE 0.50
WDEED 6.00
TOTAL 237.50
CHECK 237.50

07/15/88 01 15:17 0001 7520

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 7. 2 4.

IDENTIFICATION REFERENCE

JUL 15 3 15 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 113342