BC x 56

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

X Rosanna Smartt Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF November 19 90

Notary Public

MY COMMISSION EXPIRES January 11, 1993
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jordan and Associates., One Burton Hills Blvd, Ste.220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James White Hearn, Jr.	First Tennessee Bank	133-11-145
(NAME)	(NAME)	
3809 Bunny Drive	P.O. Box 1000, Dept. 47	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis, TN 38148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Rosanna Smartt Bruce and husband, George P. Bruce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James White Hearn, Jr. and wife, Susan Rogers Hearn

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:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Valley View Meadows, Section 2, of record in Book 3600, page 60, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 165 fronts 73.25 feet on the southwesterly side of Bunny Drive and extends back 140.0 feet on the northwesterly line and 146.0 feet on the southeasterly line to a dead line in the rear measuring 102.44 feet thereon.

Being the same property conveyed to Rosanna Smartt by deed from Gary D. Smartt of record in Book 7883, page 510, Register's Office, Davidson County, Tennessee. Rosanna Smartt having since married and now known as Rosanna Smartt Bruce.

77292

IDENTIF. REFERENCE

DEC 5 1 38 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Unimproved ( )
This is improved (X) property, known as 3809 Bunny Drive, Nashville, TN 37209
(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 30th day of November 19 90

Rosanna Smartt Bruce

George P. Bruce

First Data Systems, Inc 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosanna Smartt Bruce and husband, George P. 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 30th day of November 19 90.

Commission expires January 11, 1992

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

Rosanna Smartt Bruce and husband, George P. Bruce

TO

James White Hearn, Jr. and wife, Susan Rogers Hearn

RETURN TO:

Jordan and Associates.
One Burton Hills Blvd, Ste.220
Nashville, TN 37215

6454 12/05 0101 CHECK 211.40

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 62000.00
				CON TX 204.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 211.60
				CHECK 211.60
12/05/90	01			13:38 0001 6454

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77292

IDENTIF. REFERENCE

DEC 5 1 39 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 378921