This Instrument Prepared by: E. L. Edwards, III, Attorney
508 Stahlman Building, 211 Union St., Nashville, TN 37201.

FROM: Jack B. Bruce, unmarried

TO: Edwards J. Donahue and wife, Betty Donahue BOOK 8742 PAGE 681

WARRANTY DEED

Address New Owners:	Send Tax Bills:	Map 83-13 Par 23
Edward J. Donahue, et ux 1202 Russell Street Nashville, TN 37206	Same	Fld Bk 18W 4060

FOR AND IN CONSIDERATION of the sum of Five Dollars, Cash in hand paid by the hereinafter, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jack B. Bruce, unmarried,, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edward J. Donahue and wife, Betty Donahue, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 64 on the Pland of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for said County.
> SAID Lot No. 64 fronts 50 feet on the southerly side of Russell, formerly Linn Street, and runs back between parallel lines 170 feet to an alley.
> BEING the same property conveyed Jack B. Bruce, unmarried, by deed from John E. Helton and wife, Roselika Helton as of record in Book 5409, page 996, Register's Office for Davidson County, Tennessee.

This unimproved property known as 1206 Russell Street, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple and I have good right and authority to convey them, and the same are unencumbered, and I do further covenenant and bind myself, my successors and assigns, 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.

Witness my hand this 25 day of September, 1992.

Jack B. Bruce

IDENTIFICATION REFERENCE

SEP 30 12 30 PM '92
DAVIDSON COUNTY, TN
KAY M. WILSON II REGISTER

5 0 1.5 6

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack B. Bruce,, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of September 1992.

Ann Marie Luttrell
Notary Public

My commission expires: 3/22/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Thousand Five Hundred Dollars ($6,500.00).

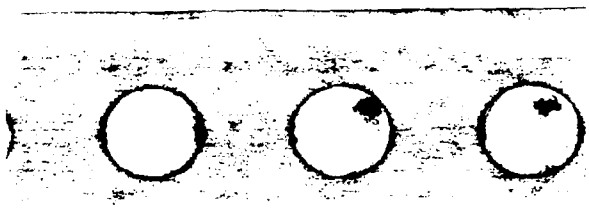
Jack B Bruce
Affiant

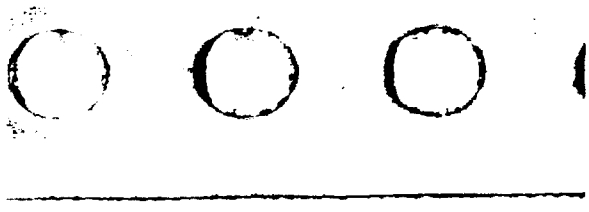
Subscribed and sworn to before me this 25th day of September, 1992.

Ann Marie Luttrell
Notary Public

My commission expires: 3/22/96

1539 09/30 0101 03CHECK 33.05





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

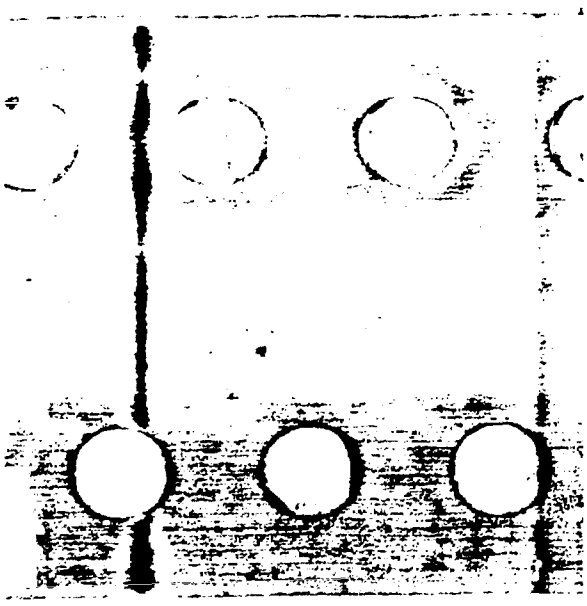
RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO 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



CAMT	6500.00
CON TX	24.05
PRFEE	1.00
WDEED	8.00
TOTAL	33.05
CHECK	33.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/92 01 12:30 0001 1539

5 0 1: 5: 6

IDENTIFICATION REFERENCE

SEP 30 12 30 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 575121