Address of New Owner:	Send Tax Bills To:	Map Parcel Numbers:
B. M. & J. Louise Bruce 5018 Kincannon Drive Nashville, TN 37220	Same	Map 148-1 Par. 134

This instrument prepared by:

Joe A. Williams
Attorney at Law
Tullahoma, Tennessee 37388

WARRANTY DEED

For and in consideration of the sum of one dollar ($1.00) and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, MARGARET W. STEELE, have bargained and sold and by these presents do hereby transfer and convey unto J. LOUISE BRUCE and husband, B. M. BRUCE, as tenants by the entirety, their heirs and assigns, a certain tract of or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 245, on the Plan of Hillbrook, Section IV, as of record in Book 3842, page 7, Register's Office for said County.
>
> Said Lot 245 fronts 75 feet on the southerly side of Wallace Road and extends back between parallel lines 150 feet to a dead line. **Source of this description:** From Deed of record in Book 8728, page 5, Register's Office of Davidson County, Tennessee. (This is improved property, known as 264 Wallace Road, Nashville, Tennessee.)
>
> Being the same property conveyed to ELBERT M. STEELE and wife, MARGARET W. STEELE by Deed Creating An Estate by Entireties by ELBERT M. STEELE dated September 9, 1992, and of record in Book 8728, page 5, Register's Office of Davidson County, Tennessee.
>
> Said MARGARET W. STEELE, became seized and possessed of entire estate on November 18, 1992, upon the death of her husband, ELBERT M. STEELE.

It is understood and agreed that the 1993 property taxes will be prorated between the Grantor and the Grantees herein as of the date of this instrument. It is further understood and agreed that the Grantees will assume the mortgage on this property held by Fleet Mortgage Company.

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, J. LOUISE BRUCE and B. M. BRUCE, their heirs and assigns, in fee simple, forever.

And I do covenant with the said grantees, J. LOUISE BRUCE and B. M. BRUCE, that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear, and unencumbered except as is stated above.

JOE A. WILLIAMS
ATTORNEY AT LAW
TULLAHOMA, TENNESSEE
37388

And I, MARGARET W. STEELE, do further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title of said land to the said grantees, J. LOUISE BRUCE and B. M. BRUCE, their heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS MY HAND, this 22nd day of May, 1993.

Margaret W. Steele
MARGARET W. STEELE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, MARGARET W. STEELE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of May, 1993.

Joe A. Williams
NOTARY PUBLIC

My commission expires 1-18-94.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transaction or the value of the property transferred, whichever is greater, is $ 18,000.00, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

PICK-UP

J. Louise Bruce
Affiant

Subscribed and sworn to before me this 17TH day of JUNE, 1993.

Joe A. Williams
NOTARY PUBLIC

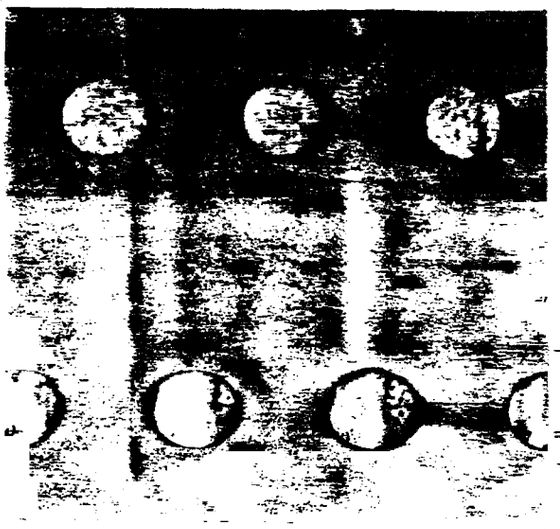
My commission expires [illegible].

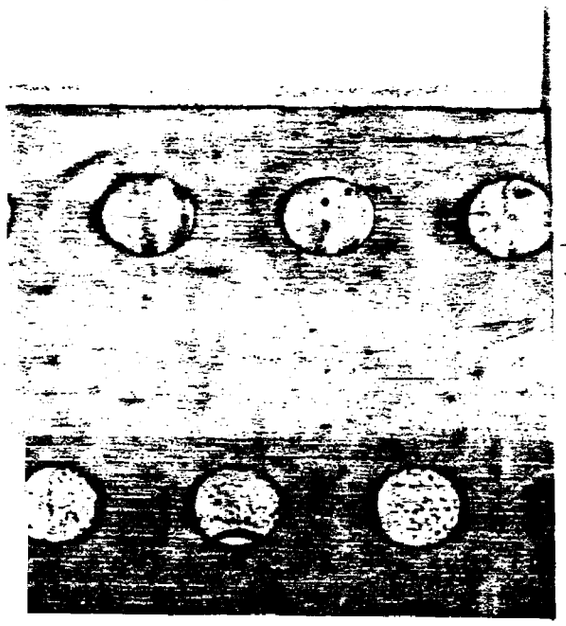
33127
IDENTIF. ↑ REFERENCE

93 JUN 22 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0622 06/22 0101 03CHECK 75-

JOE A. WILLIAMS
ATTORNEY AT LAW
TULLAHOMA, TENNESSEE
37388





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

RECEIVED OF _____

FOR _____

BOOK 8989 PAGE 743

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 18000.00
CON TX 66.00
PRFEE 1.00
WDEED 8.00
~~TOTAL 75.00~~
CHECK 75.00

06/22/93 01 14:36 0001 0622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Void
CON TX 66.00
MOR TX 66.60
ERR CO
MOR TX 66.60-
CON TX 66.60
~~TOTAL 0.60~~
CHECK ~~0.60~~

06/22/93 01 14:37 0001 0623

Total 75.60

33127
IDENTIF. ↑ REFERENCE

93 JUN 22 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 665859